

**DIRECTORS' MEETING
MONDAY, DECEMBER 5, 2005 - 11:00 A.M.
CONFERENCE ROOM 113**

I. MAYOR

- *1. NEWS RELEASE - RE: Pedestrian Bridge Named In Honor Of Bereuter - (See Release)
- *2. NEWS RELEASE - RE: Mayor Presents October Award Of Excellence - (See Release)
- *3. NEWS ADVISORY - RE: Mayor Coleen Seng will have a news conference at 2:30 p.m., November 16th - The Mayor will accept a grant from EPA officials to be used in assessing the need for environmental cleanup at the 48th & "O" Street redevelopment area -(See Advisory)
- *4. NEWS RELEASE - RE: City's Snow Removal Fund at \$4 Million-Changes made in residential parking ban procedure -(See Release)
- *5. NEWS ADVISORY - RE: Snow Operation Reports -(See Advisory)
- *6. NEWS RELEASE - RE: Seng Accepts EPA Grant To Help With 48th & "O" Redevelopment -(See Release)
- *7. NEWS ADVISORY - RE: Mayor Coleen Seng & representatives of the Star City Holiday Festival will discuss this year's December 3rd parade at a news conference at 10:00 a.m., 11/17/05 -(See Advisory)
- *8. Washington Report - November 10, 2005.
- **9. NEWS RELEASE - RE: Mayor Announces Plans For Star City Holiday Parade -(See Release)
- **10. NEWS ADVISORY - RE: Mayor Seng's Public Schedule Week of November 19 through 25, 2005-Schedule subject to change -(See Advisory)

- **11. NEWS ADVISORY - RE: Mayor Coleen Seng, City Parks and Rec Officials and Nebraska Game and Parks Commission Representative at a news conference - dedicating playground equipment at Mahoney Park at 9:30 a.m., 11/22/05 - (See Advisory)
- **12. NEWS RELEASE - RE: Mayor Dedicates New Mahoney Park Playground Area -(See Release)
- **13. NEWS ADVISORY - RE: Mayor Coleen Seng will be joined by officials from the City Public Works & Utilities Dept. at a ribbon-cutting ceremony at 11:00 a.m., 11/23/05 - will mark the re-opening of 84th Street to through traffic -(See Advisory)
- **14. Response Letter from Mayor Coleen Seng to Sue Quambusch, Chair, Parks & Recreation Advisory Board - RE: Co-location of Facilities with New Schools -(See Letter)
- **15. NEWS RELEASE - RE: 84TH Street Is Open - Four-lane arterial street now connects Hwy 6 & Hwy 2 - (See Release)
- **16. NEWS RELEASE - RE: Mayor Seng's Thanksgiving Message - (See Release)
- **17. NEWS ADVISORY - RE: Mayor Seng's Public Schedule Week of November 26 through December 2, 2005-Schedule subject to change - (See Advisory)
- **18. Washington Report - November 18, 2005.
- 19. NEWS ADVISORY - RE: The media are invited to cover two events on Mayor Coleen Seng's schedule for Dec. 1st - 1.) At 10:00 a.m. & 2.) At Noon - (See Advisory)
- 20. NEWS RELEASE - RE: Separation Of Grass And Leaves Ends December 1 -(See Release)
- 21. Letter from Mayor Coleen Seng to Nancy Armstrong Johnson - RE: Your letter about your family's furniture store at the corner of 48th & R Streets - (See Letter)

22. City of Lincoln - Snow/Traffic Condition Report - 12/01/05 - 10:00 a.m. - (See Release)

II. DIRECTORS

COUNTY COMMISSIONERS

- **1. Letter from the County Commissioners - RE: The 'K' Street Complex -(See Letter)

FINANCE/CITY TREASURER

1. Monthly City Cash Report & Pledged Collateral Statement for October 2005 - (See Report)

HEALTH

- **1. Physician Advisory from Bruce Dart - RE: Influenza Update - (See Advisory)

PLANNING

- *1. E-Mail communication from Nebraska Association of Private Resources sent to Council Office by Jean Walker - RE: Zoning and Fair Housing - (Council received this E-Mail on 11/14/05)(See E-Mail)
- *2. E-Mail from Dan Allison, President, Development Services of Nebraska Governing Board sent to Council Office by Jean Walker - RE: Reasonable accommodations for group homes -(See E-Mail)
- **3. Memo from Marvin Krout - RE: Large Retail Buildings and Neighborhood Centers - (See Memo)

PLANNING COMMISSION FINAL ACTION

- *1. Preliminary Plat No. 05016 - Apple's Way (South 66th Street and Highway 2) Resolution No. PC-00960.

- *2. Special Permit No. 05049 (Southwest of the intersection of South 56th Street and N Street) Resolution No. PC-00963.
- *3. Preliminary Plat No. 05014 - Hamann Meadows (Northwest of South 76th Street and Pioneers Blvd.) Resolution No. PC-00962.
- *4. Special Permit No. 1583B (South 17th & Garfield Streets - Parking Lot) Resolution No. PC-00961.
- **5. Preliminary Plat #05015-Harrison Heights Addition (91st & Leighton Avenue) Resolution No. PC-00964.
- 6. Special Permit #05055 (Russ's B&R, 1709 Washington Street) Resolution No. PC-00968.
- 7. Special Permit #05053 (311 N. 8th Street) Resolution No. PC-00966.
- 8. Special Permit #05054, Rambling Rose Acres Community Unit Plan (Southwest of Hwy 77 (S. 12th Street) and Bennet Road) Resolution No. PC-00967.
- 9. Special Permit #1790A, an amendment to the Longview 1st Addition Community Unit Plan (SW 40th Street & West Van Dorn Street) Resolution No. PC-00965.
- 10. Comprehensive Plan Conformance #05014 (Stone Bridge Creek Conservation Easement-Southwest corner of N. 14th Street & Humphrey Avenue and on the southwest corner of N. 27th Street and Arbor Road) Resolution No. PC-00969.

PUBLIC WORKS & UTILITIES

- 1. Response Material from Margaret Remmenga to Jon Camp's e-mail - RE: Water & Wastewater Rates -(See Material)

STARTRAN

- *1. E-Mail Information from Scott Tharnish requested by Council Member Dan Marvin - RE: StarTran Ridership - (See E-Mail)

URBAN DEVELOPMENT/REAL ESTATE DIVISION

1. Memo from Clinton W. Thomas - RE: Street & Alley Vacation #05011 - East 7 feet of North 23rd Street, U Street to Vine Street -(See Memo)

WOMEN'S COMMISSION

- *1. NEWS RELEASE - RE: Women's Commission Seeks Board Appointments - Lincoln/Lancaster Women's Commission has two vacancies on Advisory Board -(See Release)

III. CITY CLERK

IV. COUNCIL

A. COUNCIL REQUESTS/CORRESPONDENCE

ROBIN ESCHLIMAN

1. Request to Lynn Johnson, Parks & Recreation Director - RE: Center lanes being painted on bike trails (RFI#2 - 11/09/05)

PATTE NEWMAN

1. Request to Marc Wullschleger & Wynn Hjermstad, Urban Development/ Marvin Krout & Ed Zimmer, Planning Department - RE: Triplets-serious concerns over the future of Whittier School (RFI#37 - 11/23/05)

KEN SVOBODA

1. Letter from Boyd D. Andrew, BNSF Railway Company to Ken Svoboda - RE: Letter in reference to an email received from Katherine Troidl, dated 11/6/05, concerning an increase in train movement through Lincoln -(See Letter)

V. MISCELLANEOUS -

- *1. Faxed MEDIA RELEASE from Lori Seibel, Executive Director, Community Health Endowment of Lincoln - RE: Medicare Part D Forums - Additional Medicare Forum Scheduled Due to High Demand -(See Release)
- *2. E-Mail from Curt Thege - RE: Wal-Mart -(See E-Mail)
- *3. E-Mail from Rick Goodman - RE: Prairie Home Development & Wal-Mart - (See E-Mail)
- *4. E-Mail from Marilyn Tabor - RE: Wal-Mart -(See E-Mail)
- *5. Letter from Margaret Bartle - RE: Saw the film “Wal-Mart, the High Cost of Low Price” and my doubts about the value of this business have been confirmed -(See Letter)
- **6. E-Mail from Russell Miller - RE: Stormwater planning -Salt Creek levees - (See E-Mail)
- **7. Letter from Larry Reznicek - RE: Opposed to Wal-Mart - (See Letter)
- **8. Material from Jane Raybould - RE: Wal-Mart Impact on Health Insurance and Police Departments (Council copies of Material placed in file folders on 11/21/05) (See Material)
- **9. Letter & Material from Peter W. Katt, Pierson/Fitchett Law Firm - RE: Prairie Village North-Annexation Agreement & Change of Zone -Wal-Mart -(See Material)
- **10. E-Mail from Wendy Weiss - RE: Wal-Mart in Lincoln -(See E-Mail)
- **11. E-Mail from Bonnie Filipi - RE: Wal-Mart in Lincoln -(See E-Mail)
- **12. E-Mail from Sue Cover, Havelock Furniture & Tam Spence, Vickeridge - RE: Wal-Mart - (See E-Mail)
- 13. E-Mail from Teresa Mulkey Predmore - RE: Vote Yes to a new Wal-Mart - (See E-Mail)

14. E-Mail from Doug Cunningham, Director, Hometown Merchants Association - RE: Hometown Merchants Association - Annexation of land at 84th & Adams Street -(See E-Mail)
15. E-Mail from Jon & Chris Richard - RE: In Support of N. 84th Wal-Mart - (See E-Mail)
16. E-Mail from Rick Goodman, Ph.D. - RE: The Nov. 28th Council Meeting - Prairie Home development - (See E-Mail)
17. E-Mail from Maribeth Milner - RE: Follow up questions/comments about the Wal-Mart proposal -(See E-Mail)
18. E-Mail from Citizen - RE: Wal-Mart - (See E-Mail)
19. E-Mail from Ted Scott - RE: Concerning the proposed development at 84th & Adams - (See E-Mail)
20. E-Mail from Roger Yant - RE: Wal-Mart - (See E-Mail)
21. E-Mail from David Oenbring - RE: K Street Property -(See E-Mail)
22. E-Mail from Bob Hampton - RE: Target store -(See E-Mail)
23. Letter from Steve Pella, Aquila - RE: Aquila is concerned about the impact of high energy prices on customers and has been working to mitigate the impact on our customers -(See Letter)
24. E-Mail & Maps from Todd Wicken - RE: N. 84th & Adams -(See Material)

VI. ADJOURNMENT

***HELD OVER FROM NOVEMBER 21, 2005.**

****HELD OVER FROM NOVEMBER 28, 2005.**

da120505/tjg



NEWS ADVISORY

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

DATE: November 30, 2005

FOR MORE INFORMATION: Diane Gonzolas, Citizen Information Center, 441-7831

The media are invited to cover two events on Mayor Coleen J. Seng's schedule for **Thursday, December 1:**

At **10 a.m.**, the Mayor will have a news conference to break ground for the first City sewer trunk line project in the Stevens Creek Watershed. This will occur just south of the Northeast Water Treatment Facility, 7000 North 70th Street. Turn east off 70th Street, and when the road curves north, continue east on the dirt path to the news conference site. We will be outside in a field, so media are encouraged to dress warmly.

At **noon**, the Mayor will accept the deed from the Lincoln Parks and Recreation Foundation for 230 acres of prairie near Pioneers Park. This will occur at a meeting of the Mayor's Environmental Advisory Committee in the Mayor's Conference Room, 555 South 10th Street.



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

PUBLIC WORKS AND UTILITIES DEPARTMENT
Recycling Office, 2400 Theresa Street, Lincoln, NE 68521, 441-7043

FOR IMMEDIATE RELEASE: November 30, 2005

FOR MORE INFORMATION: Gene Hanlon, Recycling Coordinator, 441-7043

Steve Hatten, Lincoln Solid Waste Management, 475-8630

SEPARATION OF GRASS AND LEAVES ENDS DECEMBER 1

Beginning Thursday, December 1, Lincoln and Lancaster County residents no longer need to separate grass and leaves from their household trash.

The Nebraska Integrated Solid Waste Management Act requires that grass and leaves be separated from household trash from April 1 through November 30 of each year. During these months, the grass and leaves are diverted to the City's compost facility, and local waste haulers charge a separate fee for the yard waste collection.

Residents can place their grass and leaves with their household trash from December 1 through March 31, however additional fees may be charged for their regular waste collection based on volume and weight of the leaves and grass collected.



MAYOR COLEEN J. SENG

lincoln.ne.gov

Office of the Mayor
555 South 10th Street
Suite 208

Lincoln, Nebraska 68508
402-441-7511

fax: 402-441-7120
mayor@lincoln.ne.gov

November 29, 2005

Nancy Armstrong Johnson
11807 Pennsylvania Avenue
Kansas City, MO 64114

RECEIVED

NOV 30 2005

CITY COUNCIL
OFFICE

Dear Ms. Johnson:

Thank you for your letter about your family's furniture store at the corner of 48th and R streets. Your business has been a constant anchor in an area that has become blighted. I appreciate Armstrong's presence in this location. Several pieces of furniture in my home came from Armstrongs.

Since you have been there for so long, you know that despite the decline around 48th and O streets, these two important arterial streets have become increasingly congested as the community has grown. The corner of 48th and O streets now is the second-busiest intersection in Lincoln, and more and more crashes are occurring on 48th Street between O and R streets.

The improvements planned on both 48th and O streets will improve traffic flow and improve safety. One way that is done is by reducing the number of driveways with access to the busy streets, particularly those very close to the intersections, such as your driveway on R Street.

When this area developed, traffic was much lighter and the conflict between driveways and intersections was a much less serious issue. Today, we know that driveways should not be built so close to corners.

As you may have heard, I recently announced negotiations were complete on redevelopment plans for the southeast corner of 48th and O streets. Four businesses will locate on that site; they will share a limited number of driveways. Driveways also will be limited and shared when redevelopment plans are finalized for the north side of O Street. Bear in mind that while we are working hard to achieve this new development, it also will attract additional traffic that must be managed safely.

I encourage you to continue working with city engineers, who will do all they can to help you within the parameters of the new street design. I know they have shown you a couple of options and I hope you keep those lines of communication open.

I believe that this entire part of town will benefit from the street improvements and the redevelopment now under way around 48th and O streets. You indicated in your letter that your business suffered as the area slid into decline; I am optimistic about the future as new commercial development takes place and the area regains its rightful status as a thriving business district.

Thanks again for writing.

Sincerely,

Coleen J. Seng
Mayor of Lincoln

CS/ah

cc: City Council
Karl Fredrickson, Public Works Director
Roger Figard, City Engineer



CITY OF LINCOLN

SNOW/TRAFFIC CONDITION REPORT

A COMPLETE VOICE REPORT IS AVAILABLE AT 441-7783. THIS NUMBER IS FOR NEWS MEDIA USE ONLY.

For more information:

Public Works Snow Center -- 441-7644

Citizen Information Center -- 441-7831

Date: Thursday, December 1, 2005

Time: 10 a.m.

City street crews engaged in a material-spreading operation on the major arterial routes, snow emergency routes and bus routes throughout Lincoln during the overnight hours. Nineteen material-spreading vehicles were out at 4 a.m. working on the major arterials in an attempt to help make the potentially hazardous driving conditions manageable for motorists who must travel this morning.

LPD advises individuals to drive with caution this morning. LPD reported 86 accidents yesterday, with a majority occurring past 3 p.m. Twelve accidents have occurred since midnight today, with 7 of those happening past 9 a.m., so hazardous driving conditions continue to be a concern. Motorists are urged to respect the inclement driving conditions by allowing more time to reach their destination and allowing the proper distance between their car and other vehicles.

StarTran reports that many of its buses are running about 10 minutes behind schedule.

Residents are reminded that sidewalks are to be cleared by 9 a.m. following an overnight snowfall. There are no parking bans in effect at this time.

Please stay informed on traffic conditions and the status of snow operations in Lincoln. Additional information is available on pages 40 and 41 in the blue pages of your Alltel phone directory. If you have questions, you may call the Public Works Snow Center at 441-7644.

OFFICE OF TREASURER, CITY OF LINCOLN, NEBRASKA

NOVEMBER 28, 2005

TO: MAYOR COLEEN SENG & CITY COUNCIL MEMBERS
FROM: FINANCE DEPARTMENT / CITY TREASURER
SUBJECT: MONTHLY CITY CASH REPORT

The records of this office show me to be charged with City cash as follows at the close of business October 31, 2005:

Balance Forward	\$	\$228,201,257.39
Plus Total Debits October 1-31, 2005	\$	\$29,414,971.52
Less Total Credits October 1-31, 2005	\$	(\$30,973,379.68)
Cash Balance on October 31, 2005	\$	\$226,642,849.23

I desire to report that such City cash was held by me as follows which I will deem satisfactory unless advised and further directed in the matter by you.

U. S. Bank Nebraska, N.A.	\$	\$1,554,646.27
Wells Fargo Bank	\$	\$50,495.82
Wells Fargo Bank Credit Card Account	\$	\$2,965.32
Cornhusker Bank	\$	\$25,683.91
Pinnacle Bank	\$	\$29,125.36
Union Bank & Trust Company	\$	\$182,088.44
West Gate Bank	\$	\$45,803.13
Idle Funds - Short-Term Pool	\$	\$46,286,079.85
Idle Funds - Medium-Term Pool	\$	\$177,656,552.71
Cash, Checks and Warrants	\$	\$809,408.42
Total Cash on Hand October 31, 2005	\$	\$226,642,849.23

I also hold as City Treasurer, securities in the amount of \$30,244,231.41 representing authorized investments of the City's funds.

ATTEST:

Joan E. Ross
Joan E. Ross, City Clerk



Melinda J. Jones
Melinda J. Jones, City Treasurer


CITY OF LINCOLN - PLEDGED COLLATERAL STATEMENT

OCTOBER 2005

DESCRIPTION	CUSIP	MATURITY DATE	ORIGINAL FACE	CURRENT PAR	MARKET PRICE	MARKET VALUE
FHLMC FGLMC D67795	3128F7UJ6	12/01/2009	\$1,191,991.00	\$77,044.33	1.06	\$81,579.08
FHLMC GOLD POOL B13665	312966CA0	04/01/2019	\$10,000,000.00	\$8,670,830.10	0.95	\$8,216,079.74
FHLMC FGTW C90689	31335HXS7	07/01/2023	\$11,150,000.00	\$9,020,095.11	0.95	\$8,539,551.35
FNMA FNCL 254725	31371K4J7	05/01/2033	\$500,000.00	\$351,627.61	0.97	\$339,980.54
FNMA FNCL 254592	31371KXV8	12/01/2032	\$3,100,000.00	\$1,877,222.98	0.97	\$1,815,445.82
FNMA FNARM 303824	31373UPH4	07/01/2025	\$1,600,000.00	\$47,858.62	1.02	\$48,891.51
FNMA FNCL 538363	31385AB89	04/01/2030	\$550,000.00	\$61,414.32	1.07	\$65,544.65
FNMA FNCL 682970	31400BW77	02/01/2018	\$7,100,000.00	\$4,121,813.77	0.97	\$4,000,963.42
FNMA POOL 725772	31402DJR2	09/01/2034	\$8,500,000.00	\$7,314,579.12	0.97	\$7,061,978.91
FNMA FNARM 764364	31404CFD7	06/01/1934	\$9,943,084.00	\$8,305,793.74	0.97	\$8,078,900.22
FNMA FNARM 768922	31404HG78	06/01/2034	\$4,400,000.00	\$3,911,730.81	0.97	\$3,799,371.43
FNMA FNCL 805211	31406BR85	01/01/2035	\$3,520,000.00	\$3,434,282.12	0.94	\$3,216,681.54
GNMA-2 G2JO 3156	36202DQH7	11/20/2016	\$2,550,000.00	\$740,693.81	1.01	\$751,243.51
GNMA-2 G2JO 3194	36202DRP8	02/20/2017	\$4,130,000.00	\$1,500,601.22	1.01	\$1,521,027.55
USBANK NE		TOTAL PLEDGED	\$68,235,075.00	\$49,435,587.66		\$47,537,239.27
FNCL 535771 6.00%	31384WFL9	02/01/2031	\$8,200,000.00	\$1,052,822.35		\$1,064,746.28
FNCL 323605 6.50%	31374TNW5	03/01/2029	\$2,400,000.00	\$174,247.51		\$179,530.42
FNCL 323715 6%	31374TSC4	05/01/2029	\$10,500,000.00	\$1,249,143.63		\$1,263,291.03
FNCL 545277 6.00%	31385HXE7	11/01/2031	\$5,400,000.00	\$662,795.35		\$669,334.89
FNCL 555285 6.00%	31385W2S7	03/01/2033	\$17,005,000.00	\$4,288,864.72		\$4,329,776.29
FNCL 615057 6.00%	31388UJA9	01/01/2032	\$5,000,000.00	\$975,555.05		\$985,180.46
FNCL 622169 6.00%	31389DFJ1	12/01/2031	\$2,200,000.00	\$314,587.83		\$317,691.74
FNCL 666295 6.00%	31391GGC4	11/01/2032	\$8,650,000.00	\$1,218,947.53		\$1,230,575.09
FNCL 704870 6.00%	31401DCF6	02/01/1933	\$975,000.00	\$249,126.62		\$251,503.04
FNCL 725610 5.50%	31402DDP2	06/01/1934	\$4,160,000.00	\$3,189,595.05		\$3,149,061.77
FNCL 729001 5.50%	31402G3J0	08/01/2033	\$2,050,000.00	\$1,427,559.05		\$1,412,213.09
FNCL 759855 5.50%	31403WE45	02/01/2034	\$1,250,000.00	\$895,007.65		\$884,369.37
FNCL 773591 5.50%	31404NNG7	07/01/2034	\$11,600,000.00	\$8,692,873.08		\$8,582,404.31
G2SF 3274 6.50%	36202DT76	09/20/1932	\$30,800,000.00	\$4,002,486.49		\$4,127,860.02
GNSF 781210 6.50%	36225BKX5	09/15/2029	\$8,700,000.00	\$835,677.19		\$868,887.92
WELLS FARGO BANK NE		TOTAL PLEDGED	\$118,890,000.00	\$29,229,289.10		\$29,316,425.72
FHLB 4.00	3133XAT56	03/10/2008	\$250,000.00	\$250,000.00		
FHLB 5.375%	3133MEU66	05/15/2006	\$100,000.00	\$100,000.00		
UNION BANK		TOTAL PLEDGED	\$350,000.00	\$350,000.00		
FHLB BOND 3.05%	3133X4X63	03/28/2007	\$3,000,000.00	\$3,000,000.00		
FNMA POOL #253819	31371J4C5	05/01/2011	\$1,025,000.00	\$995,861.61		
CORNHUSKER BANK		TOTAL PLEDGED	\$4,025,000.00	\$3,995,861.61		
FHLB STEP UP 2.4%	31339XUE2	01/09/2009	\$2,000,000.00			
FHLB STEP-UP 2.125%	31339YDB5	07/23/2009	\$2,000,000.00			
FHLB STEP UP 2.25%	31339XM43	06/30/2008	\$2,000,000.00			
WEST GATE BANK		TOTAL PLEDGED	\$6,000,000.00			
FHLBANK TOPEKA LOC	LOC #6588	03/24/2006	\$2,100,000.00			
FHLBANK TOPEKA LOC	LOC #6583	03/23/2006	\$2,000,000.00			
TIER ONE BANK		TOTAL PLEDGED	\$4,100,000.00			

PLANNING COMMISSION FINAL ACTION
NOTIFICATION

TO : Mayor Coleen Seng
Lincoln City Council

FROM : Jean Walker, Planning 

DATE : November 29, 2005

RE : **Special Permit No. 05055**
(Russ's B&R, 1709 Washington Street)
Resolution No. PC-00968

The Lincoln City-Lancaster County Planning Commission took the following action at their regular meeting on Wednesday, November 23, 2005:

Motion made by Larson, seconded by Taylor, to approve **Special Permit No. 05055**, with conditions, to expand a nonconforming use to increase the area where the sale of alcoholic beverages for consumption off the premises is allowed for Russ's B&R grocery store on property generally located at 1709 Washington Street.

Motion for conditional approval carried 9-0 (Pearson, Carroll, Krieser, Sunderman, Esseks, Strand, Larson, Taylor and Carlson voting 'yes').

The Planning Commission's action is final, unless appealed to the City Council by filing a Letter of Appeal with the City Clerk within 14 days of the date of the action by the Planning Commission.

Attachment

cc: Building & Safety
Rick Peo, City Attorney
Public Works
Paul Peter, 530 S. 13th St., Suite 100, 68508
Russell Raybould, Raybould Partners, Ltd., 2020 Harrison Ave., 68502
Jon Carlson, Near South Neighborhood Assn., P.O. Box 80143, 68501
James Garver, Near South Neighborhood Assn., 815 Elmwood Ave., 68510-3319
Sarah Disbrow, Near South Neighborhood Assn., 1903 Sewell St., 68503

RESOLUTION NO. PC- 00968

SPECIAL PERMIT NO. 05055

1 WHEREAS, Raybould Partners has submitted an application designated
2 as Special Permit No. 05055 to expand a nonconforming use to increase the area
3 where the sale of alcoholic beverages for consumption off the premises is allowed for
4 Russ's B&R grocery store, on property generally located at 1709 Washington Street and
5 legally described as:

6 Lots 1, 3, 4, and 6, Block 3, Hurlbut's Subdivision, together
7 with the vacated east-west alley in said Block 3, and the
8 west 20 feet, of vacated South 18th Street, adjacent to Lots
9 1 and 6 in said Block 3, Lincoln, Lancaster County,
10 Nebraska; and

11 Lots A, B, and E, Miller and Winship's Subdivision (a
12 subdivision within Lots 11, 12, and 13, W.W. Holmes
13 Subdivision), Lincoln, Lancaster County, Nebraska; and

14 Lots 9 and 10, W.W. Holmes Subdivision, Lincoln, Lancaster
15 County, Nebraska; and

16 The north 100 feet of Lot 5, Block 3, A. Hurlbut's
17 Subdivision, Lincoln, Lancaster County, Nebraska; and

18 Lot 2, Block 3, A. Hurlbut's Subdivision of Lots 3 and 4 in the
19 Northwest Quarter of Section 36, Township 10, Range 6
20 East of the 6th P.M., Lincoln, Lancaster County, Nebraska;
21 and

22 The south 42 feet of Lot 5, Block 3, A. Hurlbut's Subdivision
23 of Lots 3 and 4, in the Northwest Quarter of Section 36,

1 Township 10, Range 6 East of the 6th P.M., Lincoln,
2 Lancaster County, Nebraska;

3 WHEREAS, the Lincoln City-Lancaster County Planning Commission has
4 held a public hearing on said application; and

5 WHEREAS, the community as a whole, the surrounding neighborhood,
6 and the real property adjacent to the area included within the site plan for this expansion
7 of a nonconforming use will not be adversely affected by granting such a permit; and

8 WHEREAS, said site plan together with the terms and conditions
9 hereinafter set forth are consistent with the comprehensive plan of the City of Lincoln
10 and with the intent and purpose of Title 27 of the Lincoln Municipal Code to promote the
11 public health, safety, and general welfare.

12 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster
13 County Planning Commission of Lincoln, Nebraska:

14 That the application of the Raybould Partners, hereinafter referred to as
15 "Permittee", to allow the expansion of a nonconforming use to increase the area where
16 the sale of alcoholic beverages for consumption off the premises is allowed for Russ's
17 B& R grocery store, be and the same is hereby granted under the provisions of Section
18 27.63.280 of the Lincoln Municipal Code upon condition that construction of said
19 nonconforming commercial building be in strict compliance with said application, the site
20 plan, and the following additional express terms, conditions, and requirements:

21 1. This permit approves the expansion of the area designated for the sale of
22 alcohol for consumption on the premises as shown on the site plan.

23 2. Before receiving building permits:

1 a. The Permittee shall complete the following instructions and submit
2 5 copies of the documents and plans to the Planning Department office for review and
3 approval:

- 4 i. Show lot lines and label lots consistent with the legal
5 description in the ownership certificate.
- 6 ii. Delineate the 'Licensed Premises' per the State liquor
7 license.
- 8 iii. Delineate the area of the proposed expansion.
- 9 iv. Correct the title block which indicates that the site plan is for
10 'Parking Lot Expansion'.
- 11 v. Show the north arrow pointing north.

12 b. The construction plans comply with the approved plans.

13 3. Before the sale of alcohol for consumption off the premises, all
14 development and construction is to comply with the approved plans.


15 4. The site plan accompanying this permit shall be the basis for all
16 interpretations of setbacks, yards, locations of buildings, location of parking and
17 circulation elements, and similar matters.

18 5. This resolution's terms, conditions, and requirements bind and obligate the
19 permittee, its successors and assigns.

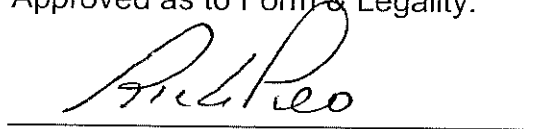
20 6. The applicant shall sign and return the letter of acceptance to the City
21 Clerk within 30 days following the approval of the special permit, provided, however,
22 said 30-day period may be extended up to six months by administrative amendment.
23 The clerk shall file a copy of the resolution approving the special permit and the letter of
24 acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the
25 applicant.

1 The foregoing Resolution was approved by the Lincoln City-Lancaster County
2 Planning Commission on this 23 day of November, 2005.

ATTEST:



Chair

Approved as to Form & Legality:


Chief Assistant City Attorney

PLANNING COMMISSION FINAL ACTION
NOTIFICATION

TO : Mayor Coleen Seng
Lincoln City Council

FROM : Jean Walker, Planning 

DATE : November 29, 2005

RE : **Special Permit No. 05053**
(311 N. 8th Street)
Resolution No. PC-00966

The Lincoln City-Lancaster County Planning Commission took the following action at their regular meeting on Wednesday, November 23, 2005:

Motion made by Larson, seconded by Taylor, to approve **Special Permit No. 05053**, with conditions, to permit windows in the walls of an existing building which does not provide the required side yard in a commercial historic district, on property generally located at 311 N. 8th Street.

Motion for conditional approval carried 9-0 (Pearson, Carroll, Krieser, Sunderman, Esseks, Strand, Larson, Taylor and Carlson voting 'yes').

The Planning Commission's action is final, unless appealed to the City Council by filing a Letter of Appeal with the City Clerk within 14 days of the date of the action by the Planning Commission.

Attachment

cc: Building & Safety
Rick Peo, City Attorney
Public Works
Jeff Lewis, Research & Development Corp., 360 S.W. 27th, 68522
Polly McMullen, DLA, 1200 N Street, Suite 101, 68508
Mary Jane Steward, Downtown Lincoln Neighborhood, 125 N. 11th, 68508

RESOLUTION NO. PC-00966

SPECIAL PERMIT NO. 05053

1 WHEREAS, Research and Development Corporation has submitted an
2 application designated as Special Permit No. 05053 to permit windows in the walls of an
3 existing building which does not provide the required side yard in a commercial historic
4 district on property generally located at 311 N. 8th Street and legally described as:

5 Lot 2, Buck's Subdivision, Lincoln, Lancaster County,
6 Nebraska;

7 WHEREAS, the Lincoln City-Lancaster County Planning Commission has
8 held a public hearing on said application; and

9 WHEREAS, the community as a whole, the surrounding neighborhood,
10 and the real property adjacent to the area included within the site plan for this building
11 will not be adversely affected by granting such a permit; and

12 WHEREAS, said site plan together with the terms and conditions
13 hereinafter set forth are consistent with the comprehensive plan of the City of Lincoln
14 and with the intent and purpose of Title 27 of the Lincoln Municipal Code to promote the
15 public health, safety, and general welfare.

16 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster
17 County Planning Commission of Lincoln, Nebraska:

1 That the application of Research and Development Corporation, hereinaf-
2 ter referred to as "Permittee", to allow windows and vents in an existing building on a
3 side lot line in the Haymarket Landmark District be and the same is hereby granted
4 under the provisions of Section 27.63.405 the Lincoln Municipal Code upon condition
5 that construction of said building be in strict compliance with said application, the site
6 plan, and the following additional express terms, conditions, and requirements:

7 1. This approval permits two windows and vent openings in the south
8 wall of the Sullivan Building.

9 2. Before receiving building permits the construction plans shall
10 comply with the approved plans.

11 3. Before occupying the building all development and construction
12 shall have been completed in compliance with the approved plans.

13 4. All privately-owned improvements shall be permanently maintained
14 by the owner.

15 5. This resolution's terms, conditions, and requirements bind and
16 obligate the permittee, its successors and assigns.

17 6. The applicant shall sign and return the letter of acceptance to the
18 City Clerk within 30 days following the approval of the special permit, provided,
19 however, said 30-day period may be extended up to six months by administrative
20 amendment. The clerk shall file a copy of the resolution approving the special permit
21 and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in
22 advance by the applicant.

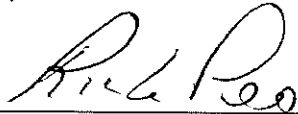
1 The foregoing Resolution was approved by the Lincoln City-Lancaster
2 County Planning Commission on this 23 day of November, 2005.

ATTEST:

*/S/ Original signed by
Jon Carlson*

Chair


Approved as to Form & Legality:



Chief Assistant City Attorney

**PLANNING COMMISSION FINAL ACTION
NOTIFICATION**

TO : Mayor Coleen Seng
Lincoln City Council

FROM : Jean Walker, Planning 

DATE : November 29, 2005

RE : **Special Permit No. 05054, Rambling Rose Acres Community Unit Plan**
(Southwest of Hwy 77 (S. 12th Street) and Bennet Road)
Resolution No. PC-00967

The Lincoln City-Lancaster County Planning Commission took the following action at their regular meeting on Wednesday, November 23, 2005:

Motion made by Larson, seconded by Taylor, to approve **Special Permit No. 05054**, with conditions, for authority to develop **Rambling Rose Acres Community Unit Plan** for 9 lots and 3 outlots, including Build-Through lots, together with requested waivers of the Zoning Ordinance, Land Subdivision Ordinance and City of Lincoln Design Standards to waive the required block length and storm water detention, on property generally located southwest of Highway 77 (S. 12th Street) and Bennet Road.

Motion for conditional approval carried 9-0 (Pearson, Carroll, Krieser, Sunderman, Esseks, Strand, Larson, Taylor and Carlson voting 'yes').

The Planning Commission's action is final, unless appealed to the City Council by filing a Letter of Appeal with the City Clerk within 14 days of the date of the action by the Planning Commission.

Attachment

cc: Building & Safety
Rick Peo, City Attorney
Public Works
Brian D. Carstens and Associates, 601 Old Cheney Road, Suite C, 68512
Marvin and Joyce Krueger, 7901 Sycamore Dr., 68506
John Krueger, 13105 S. 12th Street, Roca, NE 68430
Colin Ramsey, 1101 Bennet Road, Roca, NE 68430

RESOLUTION NO. PC-00967

SPECIAL PERMIT NO. 05054

1 WHEREAS, John Krueger and Marvin & Joyce Krueger have submitted an
2 application designated as Special Permit No. 05054 for authority to develop Rambling Rose
3 Acres Community Unit Plan for 9 lots and 3 outlots including Build Through lots, together with
4 requested waivers of the Zoning Code, Land Subdivision Ordinance, and City of Lincoln Design
5 Standards to waive the required block length and storm water detention, on property generally
6 located southwest of Highway 77 (S. 12th Street) and Bennet Road, and legally described as:

7 Part of Lot 2, M&J Krueger Subdivision, along with part of Lot 2,
8 J.E. Krueger Subdivision, and all of the North Half of the
9 Northwest Quarter of Section 11, Township 8 North, Range 6 East
10 of the 6th P.M., Lancaster County, Nebraska; said tract shall be
11 more particularly described by metes and bounds as follows:

12 Beginning at the northeast corner of Section 11, Township 8
13 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska;
14 thence south 89 degrees 55 minutes 03 seconds west (an
15 assumed bearing) for a distance of 901.24 feet on the north line of
16 the Northeast Quarter; thence south 00 degrees 49 minutes 58
17 seconds west, for a distance of 60.00 feet on the east line of Lot 1,
18 J.E. Krueger Subdivision to the point of beginning; thence south
19 00 degrees 49 minutes 58 seconds west, for a distance of 240.11
20 feet on the west line of J.E. Krueger Subdivision; thence north 89
21 degrees 54 minutes 56 seconds east, for a distance of 336.53 feet
22 on the south line of J.E. Krueger Subdivision; thence south 00
23 degrees 04 minutes 57 seconds east, for a distance of 361.29
24 feet; thence north 89 degrees 55 minutes 03 seconds east, for a
25 distance of 34.72 feet; thence along a curve to the right having a
26 radius of 60.00 feet and an arc length of 94.23 feet, being
27 subtended by a chord of south 45 degrees 05 minutes 25 seconds
28 east, for a distance of 84.84 feet; thence south 00 degrees 05
29 minutes 53 seconds east, for a distance of 601.29 feet to a point

1 on the south line of the North Half of the Northeast Quarter of
2 Section 11; thence south 89 degrees 54 minutes 04 seconds
3 west, for a distance of 2164.56 feet to the east 1/16 corner of the
4 Northwest Quarter of Section 11; thence south 89 degrees 53
5 minutes 45 seconds west, for a distance of 2611.29 feet to the
6 west 1/16 corner of the Northwest Quarter of Section 11; thence
7 north 00 degrees 26 minutes 34 seconds east, for a distance of
8 1323.97 feet on the west line of the Northwest Quarter of Section
9 11; thence north 89 degrees 54 minutes 38 seconds east, for a
10 distance of 2619.15 feet on the north line of the Northwest Quarter
11 of Section 11; thence south 00 degrees 47 minutes 00 seconds
12 west, for a distance of 60.01 feet to a point on the south right-of-
13 way of Bennet Road; thence north 89 degrees 55 minutes 03
14 seconds east, for a distance of 1717.90 feet on said south right-of-
15 way; to the point of beginning, and containing a calculated area of
16 138.771 acres, more or less;

17 WHEREAS, the Lincoln City-Lancaster County Planning Commission has held a
18 public hearing on said application; and

19 WHEREAS, the community as a whole, the surrounding neighborhood, and the
20 real property adjacent to the area included within the site plan for this community unit plan will
21 not be adversely affected by granting such a permit; and

22 WHEREAS, said site plan together with the terms and conditions hereinafter set
23 forth are consistent with the comprehensive plan of the City of Lincoln and with the intent and
24 purpose of Title 27 of the Lincoln Municipal Code to promote the public health, safety, and
25 general welfare; and

26 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster County
27 Planning Commission of Lincoln, Nebraska:

28 That the application of John Krueger and Marvin & Joyce Krueger, hereinafter
29 referred to as "Permittee", to develop Rambling Rose Acres Community Unit Plan for 9 lots and
30 3 outlots, including Build Through lots, be and the same is hereby granted under the provisions
31 of Section 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon condition that
32 construction of said dwelling units be in strict compliance with said application, the site plan, and
33 the following additional express terms, conditions, and requirements:

1 1. This approval permits 9 dwelling units to be converted to a higher density in
2 accordance with the transitional plat at such time as sanitary sewer and water are extended to
3 serve the community unit plan, the area is annexed by the City of Lincoln and rezoned as
4 provided in Lincoln Municipal Code, Chapter 27.65. Waivers to the Land Subdivision Ordinance
5 and Zoning Code are approved for block length and yard/lot adjustments as shown in the
6 Community Unit Plan.

7 2. If any final plat on all or a portion of the approved community unit plan is
8 submitted five (5) years or more after the approval of the community unit plan, the City may
9 require that a new community unit plan be submitted, pursuant to all the provisions of section
10 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design
11 standards, or the required improvements have been amended by the city; and as a result, the
12 community unit plan as originally approved does not comply with the amended rules and
13 regulations.

14 3. Before the approval of a final plat, the public streets, private roadway
15 improvements, drainage facilities, land preparation and grading, sediment and erosion control
16 measures, drainageway improvements, temporary turnaround and barricades, and street name
17 signs, street lights, sewer lines, sidewalks, and street trees must be completed or provisions
18 (bond, escrow or security agreement) to guarantee completion must be approved by the City
19 Law Department. The improvements must be completed in conformance with adopted design
20 standards and within the time period specified in the Land Subdivision Ordinance.

21 4. Final plat(s) is/are approved by the City.

22 5. Final plats may be approved by the Planning Director after the Permittee has
23 signed an agreement with the City that binds the Permittee and Permittee's successors and
24 assigns:

- 25 a. to complete the surfacing of private roadway and temporary turnarounds
26 and barricades located at the temporary dead-end of the private
27 roadways shown on the final plat within two (2) years following the
28 approval of this final plat.

- 1
2 b. to complete land preparation including storm water detention/retention
3 facilities and open drainageway improvements to serve this plat prior to
4 the installation of utilities and improvements but not more than two (2)
5 years following the approval of the final plat.
6 c. to complete the installation of the street name signs within two (2) years
7 following the approval of the final plat.
- 8 d. to complete any other public or private improvement or facility required by
9 Chapter 26.23 (Development Standards) of the Land Subdivision
10 Ordinance in a timely manner which inadvertently may have been omitted
11 from the above list of required improvements.
- 12 e. to submit to the Director of Public Works a plan showing proposed
13 measures to control sedimentation and erosion and the proposed method
14 to temporarily stabilize all graded land for approval.
- 15 f. to complete the public and private improvements shown on the
16 Community Unit Plan.
- 17 g. to retain ownership of and the right of entry to the outlots in order to
18 perform the above-described maintenance of the outlots and private
19 improvements on a permanent and continuous basis. However,
20 Permittee as subdivider may be relieved and discharged of such
21 maintenance obligations upon creating in writing a permanent and
22 continuous association of property owners who would be responsible for
23 said permanent and continuous maintenance subject to the following
24 conditions:
- 25 i. Subdivider shall not be relieved of Subdivider's maintenance
26 obligation for each specific private improvement until a registered
27 professional engineer or nurseryman who supervised the
28 installation of said private improvement has certified to the City
29 that the improvement has been installed in accordance with
30 approved plans.
- 31 ii. The maintenance agreements are incorporated into covenants
32 and restrictions in deeds to the subdivided property and the
33 documents creating the association and the restrictive covenants
34 have been reviewed and approved by the City Attorney and filed
35 of record with the Register of Deeds.
- 36 h. To agree to subdivide the Acreage Development Component as shown
37 on the transitional plat when sanitary sewer and water are extended to
38 serve the Community Unit Plan and the area is annexed and rezoned.
39 Said agreement to include provisions regarding the timing of annexation,
40 conversion of the Acreage Development Component, establishing a plan
41 for funding infrastructure costs for conversion of the Acreage
42 Development Component, petitioning for creation of special assessment
43 districts for the installation of infrastructure improvements if not installed
44 by the Permittee at the Permittee's own cost and expense, and

1 incorporating said provisions into deed restrictions to be reviewed and
2 approved by the City Attorney and filed of record with the Register of
3 Deeds.

- 4 i. to submit to the lot buyers and home builders a copy of the soil analysis.
- 5 j. to comply with the provisions of the Land Preparation and Grading
6 requirements of the Land Subdivision Ordinance.
- 7 k. to protect the trees that are indicated to remain during construction and
8 development.
- 9 l. to properly and continuously maintain and supervise the private facilities
10 which have common use or benefit, and to recognize that there may be
11 additional maintenance issues or costs associated with providing for the
12 proper functioning of storm water detention/retention facilities as they
13 were designed and constructed within the development, and that these
14 are the responsibility of the land owner.
- 15 m. to relinquish the right of direct vehicular access to Hwy 77 and to Bennet
16 Road except for the two existing farm access drives shown to remain and
17 S. 8th Street and S. 3rd Street.
- 18 n. to maintain County roads until the County Board specifically accepts the
19 maintenance.
- 20 o. to submit to all potential purchasers of lots a copy of the ground water
21 report.
- 22

23 6. Before receiving final plat approval:

- 24 a. The permittee shall submit a revised site plan to the Planning Department
25 office for review and approval, including five copies showing the following
26 revisions:
 - 27 i. Make the revisions noted in the County Engineers memo of
28 October 31, 2005.
 - 29 ii. Make the revisions in the Public Works memo of October 31,
30 2005 and November 8, 2005 and the Watershed Management
31 memo of November 1, 2005.
 - 32 iii. Revise Note # 2 to reflect nine dwellings.
 - 33 iv. Revise the plan to show the ninth lot.
 - 34 v. Add a note that the future development of Outlot "B" (Urban
35 Reserve Component) is designed for future platting to a minimum
36 gross future density of four units per acre or about 400 dwellings,
37 in accordance with the Master Plan and that the acreage lots are
38 designed for future subdivision in accordance with the transitional
39 plat.
 - 40
 - 41

- 1 vi. Note on Outlot "B" as "Urban Reserve Component"..
- 2 vii. Show future street connections to the property to the south at the
- 3 1/4 and 1/2 mile marks.
- 4 viii. Show the extension of, or provision for the extension of, South 8th
- 5 Street to the property to the south.
- 6
- 7 xi. Revise the plan to show easements for future storm sewer, sewer
- 8 and drainage along the creek bottoms.
- 9
- 10 x. Show the easements requested by Norris Public Power.
- 11 xi. Show the future detention ponds and storm water drainage for the
- 12 outlots as shown in a storm water management plan.
- 13 xii. Show the future major trunk water line easements.
- 14 xiii. Revise the density calculations to show the city method and 9 lots.
- 15 xiv. Clearly show Outlots A and C for the private streets.
- 16
- 17 xv. Show the FEMA 100 year flood plain, the flood way, the drainage
- 18 corridors, the latest flood elevations and minimum floor elevations.
- 19 xvi. If a portion of Outlot "B" is to be retained as flood plain protection
- 20 and open space, show a conservation easement over the flood
- 21 plain and the AG Stream Corridor area.
- 22 xvii. Adjust the acreage lots to exclude the flood plain.
- 23 xviii. A permanent final plan with 5 copies as approved.
- 24 xix. Submit and receive approval for a final plat to split the east
- 25 farmstead off along the boundary of the CUP, as shown and
- 26 approved.
- 27 b. The construction plans comply with the approved plans.
- 28 c. The required easements as shown on the site plan are recorded with the
- 29 Register of Deeds.
- 30 7. Before occupying dwellings in this Community Unit Plan all development and
- 31 construction is to comply with the approved plans.
- 32 8. Before occupying these dwellings City/County Health Department is to approve
- 33 the water and waste water systems.

1 9. All privately-owned improvements, including landscaping and recreational
2 facilities, are to be permanently maintained by the owner or an appropriately established
3 homeowners association approved by the City.

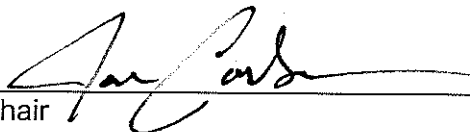
4 10. The site plan accompanying this permit shall be the basis for all interpretations of
5 setbacks, yards, locations of buildings, location of parking and circulation elements, and similar
6 matters.

7 11. This resolution's terms, conditions, and requirements bind and obligate the
8 permittee, its successors and assigns.

9 12. The applicant shall sign and return the letter of acceptance to the City Clerk
10 within 30 days following the approval of the special permit, provided, however, said 30-day
11 period may be extended up to six months by administrative amendment. The clerk shall file a
12 copy of the resolution approving the special permit and the letter of acceptance with the
13 Register of Deeds, filing fees therefor to be paid in advance by the applicant.

14 The foregoing Resolution was approved by the Lincoln City-Lancaster County Planning
15 Commission on this 23 day of November, 2005.

ATTEST:



Chair

Approved as to Form & Legality:


Chief Assistant City Attorney

**PLANNING COMMISSION FINAL ACTION
NOTIFICATION**

TO : Mayor Coleen Seng
Lincoln City Council

FROM : Jean Walker, Planning 

DATE : November 29, 2005

RE : **Special Permit No. 1790A, an amendment to the
Longview 1st Addition Community Unit Plan
(S.W. 40th Street and West Van Dorn Street)
Resolution No. PC-00965**

The Lincoln City-Lancaster County Planning Commission took the following action at their regular meeting on Wednesday, November 23, 2005:

Motion made by Strand, seconded by Carroll, to approve **Special Permit No. 1790A**, with conditions, for authority to amend **Longview 1st Addition Community Unit Plan**, to increase the size of the CUP by ten (10) acres in order to add a wastewater treatment lagoon, together with requested waivers of provisions within the Land Subdivision Ordinance requiring storm water detention and restricting block length, on property generally located at S.W. 40th Street and West Van Dorn Street.

Motion for conditional approval carried 9-0 (Pearson, Carroll, Krieser, Sunderman, Esseks, Strand, Larson, Taylor and Carlson voting 'yes').

The Planning Commission's action is final, unless appealed to the City Council by filing a Letter of Appeal with the City Clerk within 14 days of the date of the action by the Planning Commission.

Attachment

cc: Building & Safety
Rick Peo, City Attorney
Public Works
Lyle Loth, ESP, 601 Old Cheney Road, Suite A, 68512
Hub Hall, Long View Estates, Inc., 2320 S. 48th Street, 68506
Ruth Borchers, 5600 Pioneers Blvd., #272, 68506
Irma Sarata, High Ridge/Cushman N.A., 2000 S.W. 47th St., 68522
William Vocasek, West "A" N.A., 1903 W. Mulberry Ct., 68522
Bill Hergott, West "A" N.A., 1710 W. Washington St., 68522-2522
Brian Chaffin, Olsson Associates, 1111 Lincoln Mall, 68508
Bill Nelson, 2041 S.W. 47th Street, 68522
Ed Vader, 4901 W. Mulberry St., 68522
Mindy Burton, 2600 W. High Ridge Circle, 68522
Daniel J. Fox <cyfox@alltel.net>
Larry J. Dix, 2424 S.W. 47th Street, 68522
James Klein, 4200 W. High Ridge Road, 68522
Rachel and Noland Urban, 2500 W. High Ridge Circle, 68522
Mike Goings, 4300 W. High Ridge Road, 68522

i:\shared\wp\jlu\2005 ccnotice.sp\SP.1790A

RESOLUTION NO. PC- 00965

SPECIAL PERMIT NO. 1790A

1 WHEREAS, Longview Estates, Inc. has submitted an application designated as
2 Special Permit No. 1790A for authority to amend Longview 1st Addition Community Unit
3 Plan to increase the size of the CUP by ten acres in order to add a wastewater
4 treatment lagoon, together with requested waivers of provisions within the Land
5 Subdivision Ordinance requiring storm water detention and restricting block length, on
6 property generally located at S.W. 40th Street and West Van Dorn Street and legally
7 described as:

8 Lots 1 through 6, Block 1; Lots 1 through 6, Block 2; Lots 1
9 through 5, Block 3; Lots 1 through 9, Block 4; Outlots A, B,
10 C, D, and E, Long View Estates; and Lot 19, Irregular Tract,
11 all located in the Southeast Quarter of Section 31, Township
12 10 North, Range 6 East of the 6th P.M., Lancaster County,
13 Nebraska

14 WHEREAS, the Lincoln City-Lancaster County Planning Commission has held
15 a public hearing on said application; and

16 WHEREAS, the community as a whole, the surrounding neighborhood, and the
17 real property adjacent to the area included within the site plan for this amendment to
18 the community unit plan to add an addition ten acres for a wastewater treatment lagoon
19 will not be adversely affected by granting such a permit; and

1 WHEREAS, said site plan together with the terms and conditions hereinafter
2 set forth are consistent with the comprehensive plan of the City of Lincoln and with the
3 intent and purpose of Title 27 of the Lincoln Municipal Code to promote the public
4 health, safety, and general welfare.

5 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster County
6 Planning Commission of Lincoln, Nebraska:

7 That the application of Longview Estates, Inc., hereinafter referred to as
8 "Permittee", to amend Longview 1st Addition Community Unit Plan to increase the size
9 of the CUP by ten acres in order to add a wastewater treatment lagoon be and the
10 same is hereby granted under the provisions of Section 27.63.320 and Chapter 27.65
11 of the Lincoln Municipal Code upon condition that construction of said community unit
12 plan be in strict compliance with said application, the site plan, and the following
13 additional express terms, conditions, and requirements:

14 1. This approval permits 50 dwelling units and approves the requested
15 waivers to the Land Subdivision Ordinance requirements pertaining to storm water
16 detention and block length. If any final plat on all or a portion of the approved
17 community unit plan is submitted five (5) years or more after the approval of the
18 community unit plan, the city may require that a new community unit plan be submitted,
19 pursuant to all the provisions of section 26.31.015. A new community unit plan may be
20 required if the subdivision ordinance, the design standards, or the required
21 improvements have been amended by the city; and as a result, the community unit plan
22 as originally approved does not comply with the amended rules and regulations.

1 2. Before the approval of a final plat, the public streets, sanitary sewer
2 system, water system, drainage facilities, land preparation and grading, sediment and
3 erosions control measures, drainageway improvements, temporary turnaround and
4 barricades, and street name signs, must be completed or provisions (bond, escrow or
5 security agreement) to guarantee completion must be approved by the City Law
6 Department. The improvements must be completed in conformance with adopted
7 design standards and within the time period specified in the Land Subdivision
8 Ordinance.

9 3. The Planning Director may approve final plats after the Permittee has
10 signed an agreement that binds the Permittee and the Permittee's successors and
11 assigns:

- 12 a. to complete the street paving of public streets shown on the final plat
13 within two (2) years following the approval of the final plat.
- 14 b. to complete the private wastewater collection system to serve this
15 plat within two (2) years following the approval of the final plat.
- 16 c. to complete the installation of the street name signs within two (2)
17 years following the approval of the final plat.
- 18 d. to complete any other public or private improvement or facility
19 required by Chapter 26.23 (Development Standards) of the Land
20 Subdivision Ordinance in a timely manner which inadvertently may
21 have been omitted from the above list of required improvements.
- 22 e. to submit to the Director of Public Works a plan showing proposed
23 measures to control sedimentation and erosion and the proposed
24 method to temporarily stabilize all graded land for approval.
- 25 f. to complete the public and private improvements shown on the
26 Community Unit Plan
- 27 g. The Subdivider agrees to maintain the outlots and private
28 improvements on a permanent and continuous basis, and to
29 recognize that there may be additional maintenance issues or costs

1 associated with providing for the proper functioning of stormwater
2 detention/retention facilities as they were designed and constructed
3 within the development and these are the responsibility of the
4 Subdivider. Subdivider further agrees to retain ownership of or the
5 right of entry to the outlots in order to maintain the outlots and private
6 improvements on a permanent and continuous basis. However, the
7 Subdivider may be relieved and discharged of such maintenance
8 obligations only upon creating, in writing, a permanent and
9 continuous association of property owners who would be responsible
10 for said permanent and continuous maintenance subject to the
11 following conditions:

- 12 i. Subdivider shall not be relieved of Subdivider's maintenance
13 obligation for each specific private improvement until a
14 registered professional engineer or nurseryman who supervised
15 the installation of said private improvement has certified to the
16 City that the improvement has been installed in accordance with
17 approved plans; and
- 18 ii. The maintenance agreements are incorporated into covenants
19 and restrictions in deeds to the subdivided property and the
20 documents creating the association and the restrictive
21 covenants have been reviewed and approved by the City
22 Attorney and filed of record with the Register of Deeds.
- 23 h. to submit to the lot buyers and home builders a copy of the soil
24 analysis.
- 25 i. to comply with the provisions of the Land Preparation and Grading
26 requirements of the Land Subdivision Ordinance.
- 27 j. to properly and continuously maintain and supervise the private
28 facilities which have common use or benefit, and to recognize that
29 there may be additional maintenance issues or costs associated with
30 providing for the proper functioning of storm water
31 detention/retention facilities as they were designed and constructed
32 within the development, and that these are the responsibility of the
33 land owner.
- 34 k. to inform all prospective purchasers and users that the land is
35 located within the Airport Environs Noise District, that the land is
36 subject to an avigation and noise easement granted to Lincoln
37 Airport Authority, and that the land is potentially subject to aircraft
38 noise levels which may affect users of the property and interfere with
39 its use.

- 1 l. to maintain county roads until the County Board specifically accepts
2 the maintenance.
- 3 m. to submit to all potential purchasers of lots a copy of the ground
4 water report.
- 5 4. Before receiving building permits:
- 6 a. The Permittee shall submit a revised site plan including five copies to
7 the Planning Department office for review and approval showing the
8 following revisions:
- 9 i. Update the legal description.
- 10 ii. Delete A, B, C, & D from Note 12. Add block length to Note 12.
- 11 iii. Revise the density calculations to reflect what was previously
12 approved. The additional ten acres are not to be included in the
13 total area for density calculations.
- 14 iv. Add a note by the west lagoon that states this area not included
15 in the total density.
- 16 v. Remove the line from the south wetland to the west lagoon.
- 17 vi. Show the centerline and dimension the right of way of West Van
18 Dorn St. and S.W. 40th St.
- 19 vii. Show a metes and bound description for a part of Lot 14 I.T.
- 20 viii. Add a note stating "The grant of an avigation and noise
21 easement to the Lincoln Airport Authority is a condition of
22 approval as all or part of the land is located within the Airport
23 Environs Noise District and potentially subjects the land to
24 aircraft noise levels which may affect users of the property and
25 interfere with its use.
- 26 b. The construction plans comply with the approved plans.
- 27 c. Final plat(s) is/are approved by the City.
- 28 d. Grant an avigation and noise easement to the Lincoln Airport
29 Authority on all or that part of the land located within the Airport
30 Environs Noise District.
- 31

1 e. The required easements as shown on the site plan are recorded with
2 the Register of Deeds.

3 5. Before occupying this Community Unit Plan all development and
4 construction is to comply with the approved plans.

5 6. Before occupying this Community Unit Plan the City/County Health
6 Department is to approve the water and waste water systems.

7 7. All privately-owned improvements, including landscaping and recreational
8 facilities, are to be permanently maintained by the owner or an appropriately established
9 homeowners association approved by the City.

10 8. The site plan accompanying this permit shall be the basis for all
11 interpretations of setbacks, yards, locations of buildings, location of parking and
12 circulation elements, and similar matters.

13 9. This resolution's terms, conditions, and requirements bind and obligate the
14 permittee, its successors and assigns.

15 10. The applicant shall sign and return the letter of acceptance to the City
16 Clerk within 30 days following the approval of the special permit, provided, however, said
17 30-day period may be extended up to six months by administrative amendment. The
18 clerk shall file a copy of the resolution approving the special permit and the letter of
19 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
20 applicant.

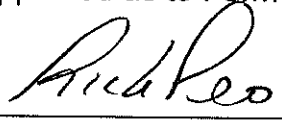
21 11. The site plan as approved with this resolution voids and supersedes all
22 previously approved site plans, however all resolutions approving previous permits
23 remain in force unless specifically amended by this resolution.

1 The foregoing Resolution was approved by the Lincoln City-Lancaster County
2 Planning Commission on this 23 day of November, 2005.

ATTEST:



Chair

Approved as to Form & Legality:


Chief Assistant City Attorney

**PLANNING COMMISSION FINAL ACTION
NOTIFICATION**

TO : Mayor Coleen Seng
Lincoln City Council

FROM : Jean Walker, Planning 

DATE : November 29, 2005

RE : **Comprehensive Plan Conformance No. 05014**
(Stone Bridge Creek Conservation Easement - Southwest corner of N. 14th
Street & Humphrey Avenue and on the southwest corner of N. 27th Street and
Arbor Road)
Resolution No. PC-00969

The Lincoln City-Lancaster County Planning Commission took the following action at their regular meeting on Wednesday, November 23, 2005:

Motion made by Larson, seconded by Taylor, to find the proposed acquisition of permanent conservation easements over 21.55 acres, more or less, to protect the floodplain, delineated wetlands, drainageways and tree masses, on property generally located on the southeast corner of North 14th Street and Humphrey Avenue (7.66 acres, more or less) and on the southwest corner of North 27th Street and Arbor Road (13.89 acres, more or less), to be in conformance with the Comprehensive Plan. Motion carried 9-0: Pearson, Sunderman, Strand, Larson, Taylor, Carroll, Esseks, Krieser and Carlson voting 'yes'.

A resolution proposing that the City accept these permanent conservation easements will be scheduled for public hearing before the City Council in the near future.

Attachment

cc: Building & Safety
Rick Peo, City Attorney
Public Works
Ben Higgins, Watershed Management
Richard Onnen, EDC, 2200 Fletcher Ave., Suite 102, 68521
Stone Bridge Creek, LLC, 3801 Union Drive, Suite 102, 68516
Nicole Fleck-Tooze, Public Works & Utilities

RESOLUTION NO. PC- 00969

Comprehensive Plan Conformity No. 05014

1 WHEREAS, Stone Bridge Creek LLC has proposed to convey to the City
2 of Lincoln a permanent conservation easements to protect the floodplain, delineated
3 wetlands, drainageways, and tree masses over Outlot B, Stone Bridge Creek 8th
4 Addition and over a portion of Lots 46, 47, 49, and 50, Irregular Tracts located in the
5 Southeast Quarter of Section 25, Township 11 North, Range 6 East of the 6th P.M.,
6 Lancaster County, Nebraska, more particularly described in Attachment A attached
7 hereto. The easements are generally located on the southeast corner of North 14th
8 Street and Humphrey Avenue and on the southwest corner of North 27th Street and
9 Arbor Road; and

10 WHEREAS, the City of Lincoln is authorized to accept and hold conser-
11 vation easements under the terms of the Conservation and Preservation Easement Act
12 (Neb. Rev. Stat. §§ 76-2,111 to 76,2,118); and

13 WHEREAS, Neb. Rev. Stat. § 76-2,112 requires that, in order to minimize
14 conflicts with land use planning, the proposed conservation easements must be
15 submitted to the Lincoln City - Lancaster County Planning Commission for comments
16 regarding the conformity of the proposed conservation easement to the Lincoln City
17 Comprehensive Plan prior to acceptance of the easement by the City of Lincoln; and


18 WHEREAS, the Director of Planning has submitted a request designated
19 as Comprehensive Plan Conformity No. 05014 to find the proposed acquisition of
20 permanent conservation easement by the City of Lincoln to be in conformity with the
21 Comprehensive Plan.

1 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster
2 County Planning Commission of Lincoln, Nebraska:

3 That the proposal of Stone Bridge Creek LLC that the City of Lincoln
4 accept a permanent conservation easement to protect the floodplain, delineated
5 wetlands, drainageways, and tree masses on the property described above be and the
6 same is hereby found to be in conformance with the Lincoln City/Lancaster County
7 Comprehensive Plan.

8 The foregoing Resolution was approved by the Lincoln City-Lancaster
9 County Planning Commission on this 23 day of November, 2005.

ATTEST:


Chair

Approved as to Form & Legality:

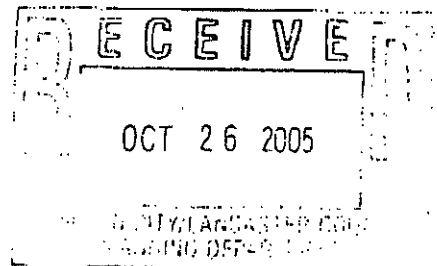


Chief Assistant City Attorney

ATTACHMENT ALEGAL DESCRIPTION

A WETLANDS EASEMENT LOCATED IN LOTS 46, 47, 49 & 50 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 47; THENCE ON THE SOUTH LINE OF SAID LOT 47, N89°33'21"W, 171.90 FEET; THENCE N04°36'31"W, 75.28 FEET; THENCE N37°51'57"E, 281.71 FEET; THENCE N15°36'20"E, 1,229.78 FEET; THENCE N79°50'32"E, 157.18 FEET; THENCE N02°26'47"W, 139.45 FEET; THENCE N32°43'04"W, 112.74 FEET; THENCE N67°53'22"W, 255.98 FEET; THENCE N16°23'03"W, 364.84 FEET; THENCE N31°11'42"W, 199.06 FEET; THENCE N19°21'30"W, 190.76 FEET; THENCE N00°33'13"E, 29.71 FEET; THENCE S89°27'34"E, 565.50 FEET; THENCE S45°57'56"E, 29.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH 27TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT 7 COURSES, S02°28'18"E, 614.39 FEET; THENCE S87°27'46"W, 104.91 FEET; THENCE S02°27'56"E, 159.14 FEET; THENCE S32°43'04"E, 133.09 FEET; THENCE S02°26'47"E, 248.33 FEET; THENCE SOUTHERLY ON A 381.99 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 155.97 FEET (LONG CHORD BEARS S09°12'13"W, 154.88 FEET); THENCE S20°55'40"W, 1,344.19 FEET TO THE POINT OF BEGINNING, CONTAINING 605,256.27 SQUARE FEET (13.89 ACRES) MORE OR LESS.





joncampcc@aol.com

11/27/2005 03:48 PM

To mremmenga@lincoln.ne.gov, jobrist@lincoln.ne.gov

cc

bcc

Subject Water and Wastewater Rates

Margaret and Jerry:

I am directing this email to both of you in the hopes of expediting a response.

I need some quick assistance on the water rates and wastewater rates and service fees on each during the time frame of 1999-present.

Could you please provide the historical information for both residential and commercial rates?

Thanks in advance for your assistance. Feel free to call me for any clarification you may need.

Jon Camp

Office: 402-474-1838

Home: 402-489-1001

Cell: 402-560-1001

Email: JonCampCC@aol.com

WATER USER FEES / SERVICE CHARGES

Date of Increase	Schedule A (Residential customers per H.C.F.)			Schedule B (Non-residential customers using less than 12,000,000 c.f. the previous calendar year.)		Schedule C (Non-res. customers using more than 12,000,000 c.f. the previous calendar year.)	Residential Service Charge	Percentage of Increase in Revenue
	1 st 8 H.C.F	Next 15 H.C.F.	All additional usage	1 st 80 H.C.F.	All additional water			
11-15-99	.90	1.11	1.55	.90	1.11	.75	2.00/mo. ¹	
11-15-00	.90	1.11	1.55	.90	1.11	.75	2.00/mo.	
11-15-01	.90	1.11	1.55	.90	1.11	.75	2.00/mo.	
5-28-02	.79	1.09	1.45	.79	1.09	Base usage schedule ² .745/.78/.82/.87	2.95/mo. ³	No increase – adjustment between usage fee and service charges.
11-15-02	.86	1.17	1.64	.86	1.17	Base usage schedule .80/.84/.88/.93	2.95/mo.	7%
11-15-03	.88	1.21	1.75	.88	1.21	.82/.865/.905/.955	2.95/mo.	3%
11-15-04	.93	1.28	1.89	.93	1.28	.87/.91/.95/1.00	2.95/mo.	5%
11-15-05	.995	1.38	2.10	.995	1.38	.935/.975/1.015/1.065	2.95/mo.	7%

¹ See Attachment 'A' for Service Fee schedule.

² See Attachment 'B' for High User base usage schedule.

³ See Attachment 'C' for Service Fee schedule.

Service Charge. There shall be a Service Charge per month to each property using the Lincoln Water System, determined by the number and size of the water meter, or meters, serving such property, to-wit:

WATER METER SIZE	SERVICE CHARGE FOR WATER METER
5/8 inch	\$ 2.00
3/4 inch	2.00
1 inch	2.00
1 1/2 inch	4.00
2 inch	8.00
3 inch	18.00
4 inch	32.00
6 inch	72.00
8 inch	128.00
10 inch	200.00

The Service Charge for a multiple dwelling unit or mobile home shall be at least \$2.00 per dwelling unit or mobile home hookup space per month.

In those instances where fire protection considerations dictate that a water meter larger than 1-inch service a single-family dwelling unit located on a single lot, the monthly service charge shall be \$2.00 per dwelling unit. A dwelling unit shall, for the purpose of this schedule,

be defined as a room or rooms in which kitchen facilities are provided, located in the building or structure used by a family or household as a home or residence of the family or household.

The following rate schedule shall apply for the current year to all non-residential property that used more than 12,000,000 cubic feet of water in the previous calendar year. On a calendar year basis, a "base usage" of each high user customer will be determined. The base usage is an average of the water usage of each high user customer for the previous three (3) calendar years.

The following fees would apply:

93.5 cents per 100 cubic feet for water usage less than base to 5% above base.

97.5 cents per 100 cubic feet for water usage 5% - 15% above base.

101.5 cents per 100 cubic feet for water usage 15% - 25% above base.

106.5 cents per 100 cubic feet for water usage for all water usage over 25% above base.

The minimum monthly Service Charge shall be as hereinafter provided.

Service Charge. There shall be a Service Charge per month to each property using the Lincoln Water System, determined by the number and size of the water meter, or meters, serving such property, to-wit:

WATER METER SIZE	SERVICE CHARGE FOR WATER METER
5/8 inch	\$ 2.95
3/4 inch	2.95
1 inch	2.95
1-1/2 inch	5.90
2 inch	11.80
3 inch	26.55
4 inch	47.20
6 inch	106.15
8 inch	188.75
10 inch	294.90

The Service Charge for a multiple dwelling unit or mobile home shall be at least \$1.81 per dwelling unit or mobile home hookup space per month. In those instances where fire protection considerations dictate that a water meter larger than 1-inch service a single-family dwelling unit located on a single lot, the monthly service charge shall be \$2.95 per dwelling unit. A dwelling unit shall, for the purpose of this schedule, be defined as a room or rooms in which kitchen facilities are provided, located in the building or structure used by a family or household as a home or residence of the family or household.

WASTEWATER USER FEES / SERVICE CHARGES

Date of Increase	Residential & Commercial User fee per H.C.F.	Residential Service Charge	Percentage of Increase in Revenue
11-15-99	.955	2.00/mo. ¹	
11-15-00	.955	2.00/mo. ¹	
11-15-01	.955	2.00/mo. ¹	
5-28-02	1.035	1.31/mo. ²	No increase – adjustments between usage fees & service charges.
11-15-02	1.035	1.31/mo. ²	
11-15-03	112.0	1.31/mo. ²	7%
11-15-04	120.5	1.31/mo. ²	7%
11-15-05	132.5	1.31/mo. ²	9%

¹ See Attachment 'A' for Service Fee schedules.

² See Attachment 'B' for Service Fee schedules.

Service Charge. Regardless of whether a wastewater meter is used, there shall be a service charge per month to each property using the Lincoln Wastewater System, determined by the number and size of the water meters serving such property, to-wit:

WATER METER SIZE	SERVICE CHARGE
5/8 inch	\$ 2.00
3/4 inch	2.00
1 inch	2.00
1 1/2 inch	4.00
2 inch	8.00
3 inch	18.00
4 inch	32.00
6 inch	72.00
8 inch	128.00
10 inch	200.00

The minimum service charge for a multiple dwelling unit or a mobile home shall be at least \$2.00 per dwelling unit or mobile home hookup space per month. In those instances where fire protection considerations dictate that a water meter larger than 1-inch service a single-family dwelling unit located on a single lot, the monthly service charge shall be \$2.00 per dwelling unit.

SERVICE CHARGE

Regardless of whether a wastewater meter is used, there shall be a service charge per month to each property using the Lincoln Wastewater System, determined by the number and size of the water meters serving such property, to-wit:

WATER METER SIZE	SERVICE CHARGE
5/8 inch	\$ 1.31
3/4 inch	1.31
1 inch	1.31
1-1/2 inch	2.62
2 inch	5.24
3 inch	11.79
4 inch	20.96
6 inch	47.17
8 inch	83.85
10 inch	131.02

The minimum service charge for a multiple dwelling unit or a mobile home shall be at least \$0.78 per dwelling unit or mobile home hookup space per month. In those instances where fire protection considerations dictate that a water meter larger than 1-inch service a single-family dwelling unit located on a single lot, the monthly service charge shall be \$1.31 per dwelling unit.

INTEROFFICE MEMORANDUM

TO: Mayor Seng
& City Council Members

FROM: Clinton W. Thomas

DEPARTMENT: City Council Office

DEPARTMENT: Housing Rehab & Real Estate Division

ATTENTION:

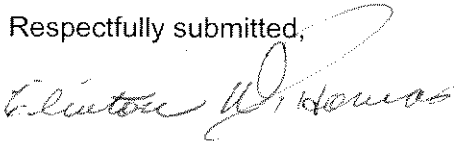
DATE: November 29, 2005

COPIES TO: Joan Ross
Marvin Krout
Dana Roper
Byron Blum

SUBJECT: Street & Alley Vacation No. 05011
East 7 feet of North 23rd Street,
U Street to Vine Street

A request has been made by the Urban Development Department to vacate the east 7 feet of North 23rd Street between U and Vine Streets. The purpose of this vacation is to assemble the land into the adjoining property which is owned by the City of Lincoln. As such, no value will be placed on the land at this time. The abutting land is ultimately to be deeded to the developer under the Liberty Village Redevelopment Plan and the value of this strip of land should be realized at that time.

Respectfully submitted,



Clinton W. Thomas
Certified General Appraiser #990023

dge



Boyd D. Andrew

General Manager
Nebraska Division

BNSF Railway Company
201 North 7th Street
Lincoln, NE 68508

Phone: 402-458-7350
Fax: 402-458-7554

November 14, 2005

Councilmen Ken Svoboda
County-City Building
555 S. 10th St.
Lincoln, NE. 68508

OV 2 1 2006

CITY COUNCIL
OFFICE

Dear Councilmen Svoboda,

This letter is in reference to an email you received from Katherine Troidl, dated 11/6/05, concerning an increase in train movement through Lincoln.

Ms. Troidl is correct in her statement; the number of trains has indeed increased through Lincoln and the entire state of Nebraska. During the past twelve months the percentage of BNSF trains running east of Lincoln has increased 16%. The projection is that train traffic will increase between 6 to 8% on an annual basis for the next 3 years.

There are several reasons for the increase in train traffic through Lincoln. The demand for Powder River coal has increased because of its relatively low cost as it relates to natural gas. There are more coal fired electric generating plants coming on line in the eastern part of the US to meet the ever increasing electrical needs of the country. This is particularly the case with many of these plants having "just in time" inventories to help keep their operating costs low.

Another factor in the increase of train traffic is the abundant grain harvest this fall. BNSF strives to meet the needs of the Nebraska farmer's demand for grain cars to fill and ship to competitive markets overseas. While this year's grain crop is not as abundant as the 2004 crop, it is my understanding it will come in second to last year's record harvest.

To meet the increase in train traffic BNSF has hired 120 new employees this year and will hire an additional 70 for 2006. These positions earn approximately \$45,000 annually as a beginning salary. The city of Lincoln will realize an economic boost because of the addition to BNSF's workforce.

The transportation of Interstate Commerce happens on a 24 hour a day, 7 days a week basis.

I am hopeful this information will explain the increase in train traffic through Lincoln.

Sincerely,

Boyd D. Andrew


Tammy J Grammer/Notes

11/30/2005 08:04 AM

To "Teresa Mulkey-Predmore" <tmpredmore@neb.rr.com>

cc

bcc

Subject Re: Vote Yes to a new WalMart 

Dear Teresa Mulkey-Predmore: Your message has been received in the Council Office and will be forwarded to the Council Members for their consideration. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 South 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

"Teresa Mulkey-Predmore" <tmpredmore@neb.rr.com>



"Teresa Mulkey-Predmore"
<tmpredmore@neb.rr.com>

11/29/2005 01:02 PM

To <Council@lincoln.ne.gov>

cc

Subject Vote Yes to a new WalMart

I live near 80th & Holdrege and would very much like to see the new Wal Mart approved for Northeast Lincoln. We have a Shop Ko near 66th & O, a Target on North 48th and Kohl's on 84th Street and that is it for our shopping. There are no grocery stores close to our residential area. We do have a Walgreen's and a few fast food places - which are nice. Our family would really like to see a Super Wal Mart be approved and added to our neighborhood.

Thanks for your time,

Teresa Mulkey Predmore
7933 Yellow Knife Dr.
Lincoln, NE 68505

Tammy J Grammer/Notes

11/30/2005 08:25 AM

To "Doug Cunningham" <hma@nebgrocery.com>

cc

bcc

Subject Re: Hometown Merchants Association 

Dear Doug Cunningham: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 South 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

"Doug Cunningham" <hma@nebgrocery.com>



"Doug Cunningham"
<hma@nebgrocery.com>

11/29/2005 05:14 PM

To <council@lincoln.ne.gov>

cc <mayor@lincoln.ne.gov>

Subject Hometown Merchants Association

Honorable Members of the Lincoln City Council:

I got home from Mayo Clinic last evening at 10:15 and when I turned the TV on you were still taking testimony in regard to annexation of land located at 84th & Adams Streets. I guess some would say I lead a boring life, as I watched your deliberations until 12:30.

I wanted to address the contribution question asked by Councilman Camp of the Wal-Mart manager. This was being discussed when I initially tuned in, so perhaps I didn't hear the question correctly. Even though Wal-Mart appears to give in big dollars, the dollars given are an indication of their size, not their benevolent nature. I have attached a report showing the major U.S. contributors. Target stores give 2.5 times more than Wal-Mart as a percent of income. I apologize as the latest stats I have are from 2002.

In Nebraska City A Wal-Mart spokesman told a public gathering that Wal-Mart would donate between \$40,000 and \$50,000 per year in Nebraska City. Most people were in awe of the amount of the contribution. However, to put this in perspective, one grocery store in Nebraska City, that is in danger of being forced out of business, donates \$100,000 annually. This is a net loss of 1/2 of the annual contributions if only this grocery store were to close. My concern is the overall result when everything shakes out and we see the total business closings in Nebraska City. As a former business owner I can tell you that overall, local business owners have a much greater love of their community and dig much deeper into their pockets for local charities and events.

I would like to address the wage issue and the Wal-Mart employees on assistance programs. I heard one individual testify that she has a great job at Wal-Mart and is self-sufficient. Reviewing the information that Wal-Mart supplies shows this is not the case for most workers. Wal-Mart indicates that the average nationwide range is around \$9 per hour and that 28 to 32 hours per week is a full time job. Doing the math, and giving them the benefit of the doubt, at \$10 per hour at 32 hours per week the annual income is \$16,640. Even though Wal-Mart offers different insurance plans it is doubtful that individuals at this wage level can afford to pay an insurance premium so they are forced onto government programs. It seems obvious to me why Wal-Mart keeps their hourly workforce working only 28 to 32 hours a week. Consider that any other retailer paying the same wage with a 40 hour a week workforce pays \$4,160 per year more in wages and consequently has a bigger percent of their workers on their health insurance programs. I don't contend that the lower-end jobs in Wal-Mart are much different than low-end jobs at other retailers. The difference is that when other businesses are driven out of business not only are the low-end jobs lost, but the mid-manager and manager jobs are lost as well. The business owners are then forced into low-end jobs along with their former employees. Because of Wal-Mart's business model a larger percentage of the new jobs created are on the lower scale. I know an individual from my hometown who is a department manager at a Wal-Mart supercenter in Norfolk. She mentioned to me that her wages are around \$13,000 per year. I have a son who 3 years ago worked as a department manager for a supermarket here in Lincoln after he got out of college. His salary and bonus that year totaled over \$30,000 per year. My point is, what happens when you replace the \$30,000 per year jobs and with the \$13,000 per year jobs? Is this good for the overall well being of Lincoln and its citizens?

I have heard that no stores will go out of business if they find a niche and treat the customer as they should. I agree that this needs to happen and should be done regardless of the competition. However when you are competing with a store that does between \$1 - \$2 million a week in sales and who has the resources to fight with price until those sales goals are achieved, it is very difficult to compete because it is not a level playing field. Consider the retail landscape in Lincoln when Wal-Mart reaches their goal of 5 supercenters surrounding our community.

I have heard over and over again that this is free enterprise and there is nothing we can or even should do. My contention is that this has far surpassed the American ideal of free and fair enterprise. What is happening in Lincoln, and the rest of this country will have major implications on the direction of the U.S. economy and the American workforce.

Zoning laws should take into consideration the economic well being of the community in general. Rapid expansion of Wal-Mart will result in future negative impacts in our community. I understand this is a tough issue for you, but I hope that you will consider the long term implications of your decision for the overall well being of Lincoln and have the strength and courage to say we have had enough.

Doug Cunningham
Director
Hometown Merchants Association
5533 South 27 Street, Suite 104
Phone: 402-423-6284
Cell: 402-360-3775
Fax: 402-423-8686



- hmacorporatetopgiver.doc

Donations

America's Top Corporate Givers

Ari Weinberg, 10.23.03, 12:00 PM ET

Every year, corporations donate millions of dollars in products and employee time. No matter how generous, the real value of these donations is debatable. Even in the nonprofit world, cash is king.

To draw up our list of America's largest corporate givers, we looked at the top Forbes 500s firms by sales and their cash donations for 2002. Data on cash contributions was provided by [The Chronicle of Philanthropy](#).

Calculating total donations, like most accounting, is hardly an exact science. Cash giving can include grants made by a company foundation, contributions made by the company to the foundation and matches of employee gifts.

Most companies budget their gifts on the previous year's income. Still, that figure can be marred by unusual items, one-time gains and tax breaks. To determine what percent of their earnings firms were donating, we looked at 2002 cash giving as a percentage of 2001 operating income, essentially cash earnings before interest, taxes, depreciation and amortization.

[Click here for the most generous companies by percent.](#)

America's Largest Corporate Cash Givers

Company	2002 Total Cash Giving (\$mil)	% Change From 2001	2001 Operating Income (\$mil)	2002 Cash Donations (as a % of 2001 income)
Wal-Mart Stores (nyse: WMT - news - people)	\$136	17%	\$13,354	1.02%
Altria Group (nyse: MO - news - people)	113	-7	8,765	1.29
Ford Motor (nyse: F - news - people)	113	-18	6,432	1.76
Exxon Mobil (nyse: XOM - news - people)	97	-19	29,602	0.33
Target (nyse: TGT - news - people)	96	10	3,759	2.56
J.P. Morgan Chase (nyse: JPM - news - people)	93	0	7,740	1.21
Johnson & Johnson (nyse: JNJ - news - people)	84	7	8,698	0.97
Wells Fargo (nyse: WFC - news - people)	82	24	11,969	0.69
Bank of America (nyse: BAC - news - people)	79	10	11,969	0.69

Tammy J Grammer/Notes

11/30/2005 08:29 AM

To Jon Richard <jonrichard@mac.com>

cc

bcc

Subject Re: In Support of N. 84th Wal-Mart 📧

Dear Jon & Chris Richard: Your message has been received in the Council Office and will be forwarded to the Council Members for their consideration. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 South 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

Jon Richard <jonrichard@mac.com>



Jon Richard
<jonrichard@mac.com>

11/29/2005 09:39 PM

To council@lincoln.ne.gov

cc

Subject In Support of N. 84th Wal-Mart

Our names are Jon & Chris Richard. We built a home in Regent Heights in 1991 and we're tired of waiting for the existing grocers in Lincoln to build.

We support the proposed Prairie Village North development including the Wal-Mart store.

We've had good experience with the existing N. 27th Wal-Mart. They donated food for a Lincoln Northeast High School girls sports team we worked with. We also asked Hy-Vee and Russ's, but both turned us down.

People are free to avoid shopping or working at Wal-Mart. Most of the arguments against them also apply to Home Depot or Lowes, but there hasn't been a public outcry against them.

Please approve the Prairie Village North development as proposed.

Thanks.

Tammy J Grammer/Notes

11/30/2005 08:31 AM

To Richard E Goodman <rgoodman2@unlnotes.unl.edu>

cc

bcc

Subject Re: Meeting 28 November 

Dear Rick Goodman: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 South 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

Richard E Goodman <rgoodman2@unlnotes.unl.edu>



Richard E Goodman
<rgoodman2@unlnotes.unl.edu>
u>

11/29/2005 10:19 PM

To Council@lincoln.ne.gov

cc

Subject Meeting 28 November

Dear Council members,

Thank you for the time and patience you showed in hearing the public positions on the Prairie Home development last night. I was exhausted and left about 1:10 AM. You were still going. That is amazing.

I really appreciate the explanation at the end by Jonathan Cook, explaining that the process is not over, that you were doing the house-keeping tasks on the amendments and language. That was not clear as you moved through the motion and voting process. For those like me, who do not necessarily follow your rules, the process can be confusing.

It does seem that the planning and development process is not fully coordinated in Lincoln between the Planning Commission, Traffic and Public Works, Lancaster County and the city, especially over time. However, that is always a challenge, and it is undoubtedly not as bad as many communities.

Clearly it is a challenge to find the right balance between development and control. I look forward to seeing the decision that will come out in 2 weeks.

Regards,

Rick

Richard E. Goodman, Ph.D.

University of Nebraska - Lincoln
Professor - Food Science & Technology
Food Allergy Research & Resource Program
143 Food Industry Complex
Lincoln, NE 68583-0955

TEL: +1 (402) 472-0452
FAX: +1 (402) 472-1693
e-mail: rgoodman2@unl.edu
Cell: (402) 417-5549


Tammy J Grammer/Notes

11/30/2005 08:35 AM

To Maribeth Milner <mmilner@inebraska.com>

cc

bcc

Subject Re: Follow up questions / comments about the Wal-Mart proposal 

Dear Maribeth Milner: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 South 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

Maribeth Milner <mmilner@inebraska.com>



Maribeth Milner
<mmilner@inebraska.com>

11/30/2005 07:51 AM

To council@lincoln.ne.gov

cc mayor@lincoln.ne.gov

Subject Follow up questions / comments about the Wal-Mart proposal

Council Members,

I appreciated your professional demeanor in spite of having to meet almost 8 hours. I'd like to respond to some comments made after my testimony.

-High deductibles put Wal-Mart health insurance out of reach for many employees. The current plan has a \$1,000 (single) / \$3,000 (family) deductible. The proposed (2006) entry level HSA deductible will be \$6,000. For reference, the average 2003 salary for the most typical Wal-Mart position was \$13,681 ("Is Wal-Mart Too Powerful?", Business Week, 10/6/03) and that of the second most typical position, cashiers, was \$11,948 ("Statistical Analysis of Gender Patterns in Wal-Mart's Workforce", Dr. Richard Drogin 2003).

-One of the Wal-Mart employees said she manages Wal-Mart hiring yet she's only an "Associate" (not a manager). Senator Cunningham's point exactly. Low level positions replace high / intermediate level wage positions. An entry level position may pay better (for now) at Wal-Mart (an unlikely scenario when Wal-Mart has a monopoly]. What are the wages of people doing comparable managerial work?

-Several labor law suits have been filed against Wal-Mart for such issues as having to work off the clock. Perhaps I misunderstood the comments of one of the Wal-Mart associates, but I'd like to know how other Wal-Mart employees feel about volunteering their time.

-Mr. Krout mixed personal testimony (opinion) with his response to your questions - dismissing much of our testimony in the process. I'd like him to back up his allegations with facts...

Mr. Krout equated Sears with Wal-Mart. Prove that Sears drove down retail wages or that Sears failed to provide adequate health care [and relied upon Medicaid (a product of the '60's) to make up for the short fall - in spite of

having the ability to pay for that health care]. Show me an empty Sears supercenter shell in a small town. Prove that Sears used sweat shop labor to keep their prices down and that US jobs fled overseas as a result. Prove to the women who testified that they aren't having trouble turning left at specific intersections or that flood control won't be a problem.

Mr. Krout took unfair advantage of his staff position. If he wants to provide personal testimony, let him stand under the clock with the rest of us and let others refute his comments. Presumably Mr. Krout is to serve the council with facts and best estimates. It took far too much work on the part of council members to separate out fact from Mr. Krout's opinion - and even then, I'm not convinced that we have all the answers. As far as Mr. Krout was concerned, for example, I'm supposed to believe that you can grow this project and reduce costs without pointing to a specific reason for the cost reduction. The developer later provided a possible answer (i.e. the new estimate didn't include the 29% additional soft costs). Why couldn't Mr. Krout provide that information?

I'd like to see a complete break out of who is supposed to pay for what on this project. What will definitely be built and define the conditions under which the rest of the project will be built - including the future widening of Adam's Street that currently isn't in the proposal but (as I heard it) will need to happen soon. Please don't hold hearings on theoretical proposals in the future (i.e. give us the numbers / details first).

-With respect to the project, I am totally against subsidizing Wal-Mart and it's completely disingenuous for the developer to suggest that Wal-Mart isn't the major focus of this project. His November 7th comments about the residential component of this proposal were less than enthusiastic. If Wal-Mart hadn't stepped up to the plate, this proposal wouldn't be before you. [Didn't someone at the Dec. 7th meeting say just that?]

I've heard that impact fees are likely to be found unconstitutional. Based on comments made Monday night, the city will carry 100% of the cost for this project if the Court rules against impact fees. It will NOT be "free". The developer repeated his claim that it's not going to cost anything "to get this project out of the ground" - and that's the comment that we hear in the press. This is an interest free loan and the repayment is contingent upon a court ruling. Either way, the developer / his client is NOT on the hook (other than losing interest on the loan) - but you wouldn't guess that from the papers. Please don't play (or allow others to play) word games.

At the very least, I urge you to wait until the court's decision comes down in December before acting on the developer's proposal. And please keep in mind that the US economic forecast is not good. Our national debt is over \$8 trillion (a substantial portion of which is owned by Communist China), we have an incredible trade imbalance, the US dollar is weak (\$1 Canadian = \$0.85 US), salaries are stagnant or going down, an increasing portion of the tax burden is falling upon the middle and lower classes and many talk about when the housing bubble will burst, not whether it will happen. How will the bursting of the housing bubble impact Lincoln development? Not well. [Out of curiosity, has the council considered this scenario?]

Sincerely,

Maribeth Milner
5151 Vine #608
Lincoln, NE 68504

A people that values its privileges above its principles soon loses both.
Dwight D. Eisenhower


Tammy J Grammer/Notes

11/30/2005 09:16 AM

To NEBRBOB4131@aol.com

cc

bcc

Subject Re: WAL MART 

Dear Citizen: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 South 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

NEBRBOB4131@aol.com



NEBRBOB4131@aol.com

11/30/2005 09:10 AM

To council@lincoln.ne.gov

cc

Subject WAL MART

YOU PEOPLE JUST DON'T SEEM TO CARE WHAT THE PEOPLE WANT. YOU VOTE FOR THE THINGS THE RICH CORP. WANT. YOU DON'T CARE FOR THE SMALL PEOPLE THAT WILL LOSE THERE BUSYNESS. I HOPE COME ELECTION TIME THE PEOPLE REMEMBER THE ONES THAT VOTED FOR WAL MART. YOU PEOPLE JUST DO FOR THE RICH AND SCREW THE THE REST. WHAT WE NEED IS A PEOPLES UNION AND WHEN YOU DON;T DO WHAT WE WANT VOTE YOU OUT OF OFFICE. THANK YOU "



**DO NOT REPLY to this-
InterLinc
<none@lincoln.ne.gov>
11/30/2005 09:53 AM**

To General Council <council@lincoln.ne.gov>
cc
bcc
Subject InterLinc: Council Feedback

InterLinc: City Council Feedback for
General Council

Name: Ted Scott
Address: 5316 Patmore Road
City: Lincoln, NE 68516

Phone: 402-202-2482
Fax: 402-423-2029
Email: Ted@MailDataPrint.com

Comment or Question:

This letter is addressed to all council members and specifically to Ms. Newman and Messrs. Cook and Marvin:

Concerning the proposed development near 84th and Adams. While we all may not believe that the rumored tenant [Wal-Mart] is the greatest corporate citizen, I believe the same thing can be said about our home town 'star'- Super Saver for putting the small guy out of business and changing the grocery landscape in our city forever. Times change, capitalism suggest that the strongest survives and if people choose not to shop at a Wal-Mart it is their choice. This project proposal is not about Wal-Mart, it is about land use and following our 'road map', the comprehensive plan. I don't have first hand knowledge of the comprehensive plan, however Mr. Krout, your planning director quite confidently presented his position that this development fits into the scope of the comprehensive plan. Mr. Krout also suggested that the number of trips required from the development that is proposed versus a 'neighborhood center' are essentially the same if not less so the argument about traffic doesn't hold water. This developer is willing to pay the entire cost of this development and its effect on the surrounding area - Hello, wake up! these are dollars that the city will likely have to come up with should your desire for a 'neighborhood center' come to fruition.

I own two small businesses in Lincoln, it would be to my benefit for Wal-Mart [and the like] to have never stepped foot into our community. The issue of the proposed development isn't about national retailers competing in our economy this is about land use, following our road map and capitalizing on development opportunities that don't cost the city one cent but rather pay into our government so that we can continue to grow and provide economic stimulus. Times change and the greatest achievement government can make is to look forward and create an environment that provides for the future instead of wishing things were the way they used to be.

I strongly suggest you look at the proposed development in terms of how the dollars invested in this project and the subsequent payroll, sales and property tax dollars will provide a multiplying effect into our local economy for many years to come. I hope you will consider supporting the continued smart growth of our city and the economic stimulus that a project like this can contribute to our city.


Tammy J Grammer/Notes

11/30/2005 10:27 AM

To RogerYant@aol.com

cc

bcc

Subject Re: Wal-Mart 

Dear Roger Yant: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 South 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov
RogerYant@aol.com



RogerYant@aol.com

11/30/2005 10:24 AM

To council@ci.lincoln.ne.us, jcamp@lincoln.ne.gov,
jcook@lincoln.ne.gov, amcroy@lincoln.ne.gov,
dmarvin@lincoln.ne.gov, ksvoboda@lincoln.ne.gov,
pnewman@lincoln.ne.gov, reschliman@lincoln.ne.gov

cc

Subject Wal-Mart

I am very disappointed in the four of you who plan on voting for Wal-Mart. Can't you see how this is hurting the city? It hurts not only the small businesses, but the city as a whole. Why is it you think we need box stores and more apartments on every major intersection? Let's make Lincoln a unique and warm city. When will you understand that this Wal-Mart does not add one dime of more tax revenue to the city coffers. It just redistributes it from already existing businesses. There are four grocery stores within four miles, don't you think people can drive that far? Everything in the world does not have to be done for convenience sake, this does not make for a better world. When are you, council members going to start thinking for yourself, and not those with all the money? And for you three, Marvin, Newman and Cook, who are thinking of voting against it, may you be blessed and be not afraid to think outside the box. Logic and common sense is what should govern your votes when in office, and what the majority of the people want. You four still have time to search your conscience, and do the right thing. Roger Yant

Tammy J Grammer/Notes

12/01/2005 08:13 AM

To Dave O <daoco@yahoo.com>

cc

bcc

Subject Re: K Street Property 

Dear David Oenbring: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 South 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

Dave O <daoco@yahoo.com>



Dave O <daoco@yahoo.com>

11/30/2005 01:21 PM

To council <council@ci.lincoln.ne.us>

cc

Subject K Street Property

Dear Council Members,

I'm writing to express my concern for the manner in which the Mayor is attempting to push the sale of the "K" Street property. While I have no qualms about the conversions of said property into residential units and in fact believe we are in need of them. I do have serious reservations with the Mayors' actions and motives.

1. The lack of a full and open bidding process is disturbing.
2. The fact that she hand picked the developers without giving other developers a chance to bid is wrong.
3. The manner in which she invaded the council's executive session with her entourage is offensive.
4. The simple fact that a building in daily and continuous use by the city happens to be on the "surplus property" list shouldn't permit her to circumvent procedures in place to insure proper stewardship of city assets.
5. I and many other citizens have begun to wonder why she has such a vested interest in seeing this happen quickly and with as little external oversight as possible. Who stands to benefit and why?
6. The fact she refuses to allow the council access to the complete appraisal reinforces my suspicion that something is being concealed.

I would urge extreme caution on your part. The disposition of the old Federal Building is hardly a feather in anyone's cap. This whole thing just doesn't smell right to me, please don't repeat the mistakes of the past. Unless the mayor can over credible evidence that the "K" Street building contains WMD's I would urge the council to move slowly with through public input.

David Oenbring
Lincoln, NE 68502


Tammy J Grammer/Notes

12/01/2005 08:15 AM

To "Bob Hampton" <bhampton@hamptonlots.com>

cc

bcc

Subject Re: Target store 

Dear Bob Hampton: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 South 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

"Bob Hampton" <bhampton@hamptonlots.com>



"Bob Hampton"
<bhampton@hamptonlots.com>

11/30/2005 02:44 PM

To <council@lincoln.ne.gov>

cc

Subject Target store

DearLincolnCitycouncil:

I wonder if the land use decision would be an issue if Wall mart was a Supper Target store.

I hope you will support the Prairie Villageproposal.

North east Lincolnneeds the services that will come. In addition to Wall mart.

The city needs more residential lots that this will provide.

The roads can handle this traffic.

Thanks

Bob Hampton



Aquila

Aquila Networks
P.O. Box 83008
Lincoln, NE 68501-3008

November 28, 2005

Council Member Ken Svoboda
County-City Building
Lincoln, NE 68508

RECEIVED
NOV 30 2005
CITY COUNCIL
OFFICE

Dear Council Member Svoboda,

Aquila is concerned about the impact of high energy prices on customers and has been working to mitigate the impact on our customers. One program offered is our StreamLINE[®] level-payment plan. This program is available for those who choose to pay an even monthly amount. We are alerting you so that you're aware of this event and are informed should a constituent contact you on the matter.

I am writing to advise you that beginning with the December billing, StreamLINE accounts will be increased by 40%. This increase is due to the projected winter weather forecast, the increase in the billing rates due to the higher gas prices from our suppliers and to help protect customers from having a high amount due at their annual budget recalculation. Aquila will continue to monitor the StreamLINE program and a review will be done in 6 months. Customers enrolled in the Fixed Price Option using the StreamLINE payment option will not receive the adjustment.

Approximately 7,000 Lincoln gas customers will be impacted, with the average monthly residential customer bill increasing from \$73.65 to \$103.11. The customers are being notified via a bill message this month that their amount is being recalculated and what that amount will be, starting with their next bill. A second bill message and an insert will be sent next month to notify customers that the change has been made.

Aquila does not benefit from higher natural gas costs. What Aquila pays for the commodity is passed to the customers without markup as provided for in statute. An additional measure to protect customers from the highest gas costs is the portfolio approach Aquila has taken to purchase the winter natural gas supply. The portfolio will protect customers from the highest prices expected during the winter months.

If you have questions about StreamLINE[®] or any other Aquila programs or operations in your community, please contact the Operations Manager for your area, Don Nordell at 402-437-1779 or by email at Don.Nordell@Aquila.com.

We are dedicated to delivering safe, reliable, cost-competitive energy and appreciate the opportunity to serve your community.

Sincerely,

Steve Pella, Vice President Nebraska
Aquila Networks, Inc.



Todd Wicken
<twicken@dor.state.ne.us>

12/01/2005 11:49 AM

To council@lincoln.ne.gov

cc

bcc

Subject Fw: N 84th and Adams

I have included some plat maps from the Planning Department website. One is the newly rebuilt Pioneer Blvd and 84th Street intersection. The width of ROW is written in red. The other is 84th and Adams. Note any major difference in the width going west on Adams? Who will pay for the right of way required when this intersection outgrows the one left turn lane? There is less intensive development at 84th and Pioneer and the intersection is larger. I believe it will be the City paying for removing the first hole and miniature golf at North Forty.

Doesn't North Lincoln deserve the same safe intersection that South Lincoln has? Or do we need to wait until they decide to 6 lane 84th north of 'O' , wait 20 years with a dangerous intersection before it is completed.

I have also include an attachment showing the proposed right turn lane west of 70th and Adams. I am no engineer, but it looks like the City will need extra right of way to put in a safe sidewalk.

(See attached file: 84th and Pioneer.pdf)(See attached file: 84th and Adams.pdf) (See attached file: SW cor 70th and Adams.pdf)

Let's keep the development to a TRUE neighborhood center. Wal Mart just doesn't fit into what I assume the intent of the Comp. Plan is.

Todd Wicken
2740 North 89th
Lincoln, NE 68507



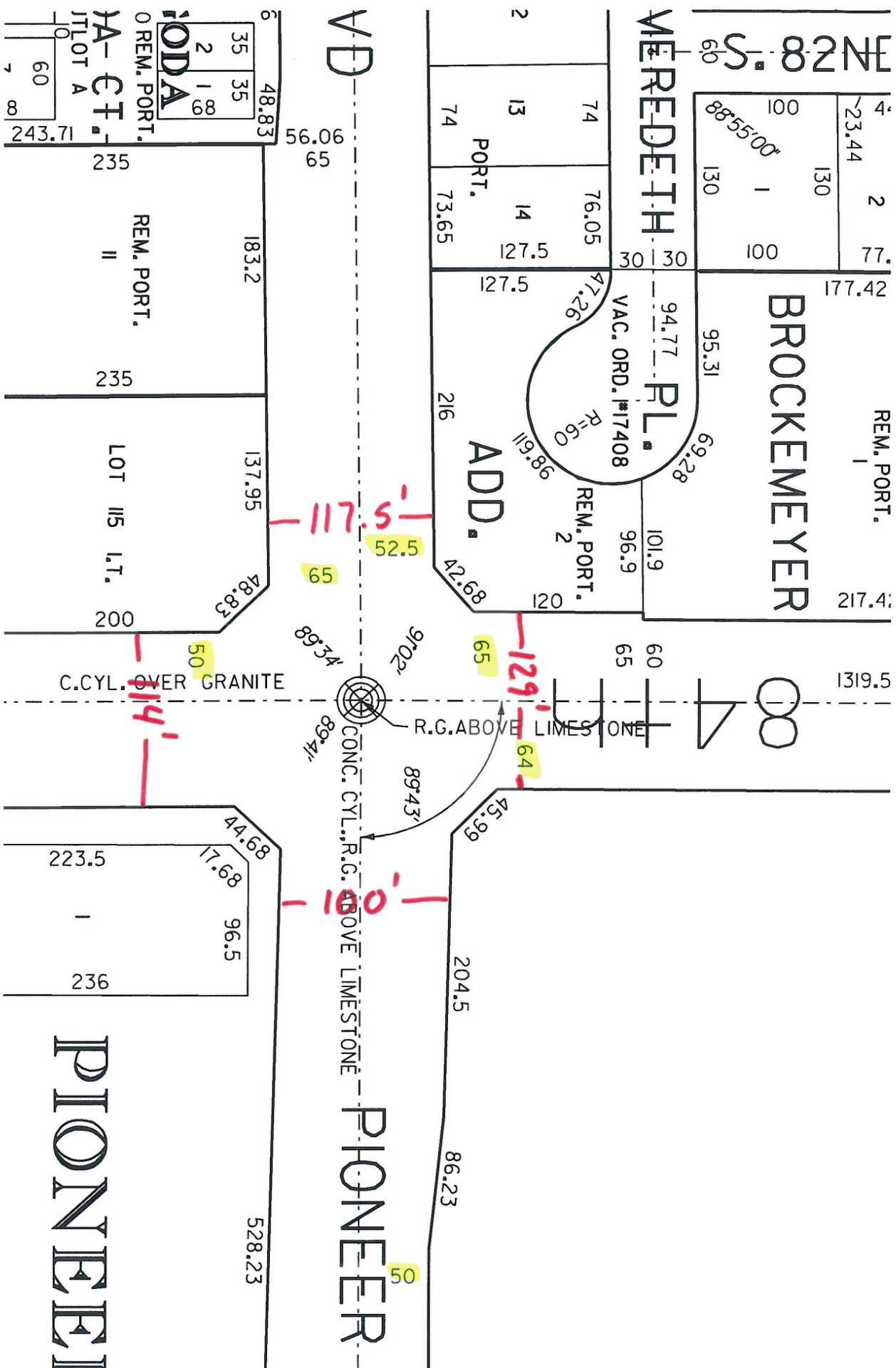
- 84th and Pioneer.pdf



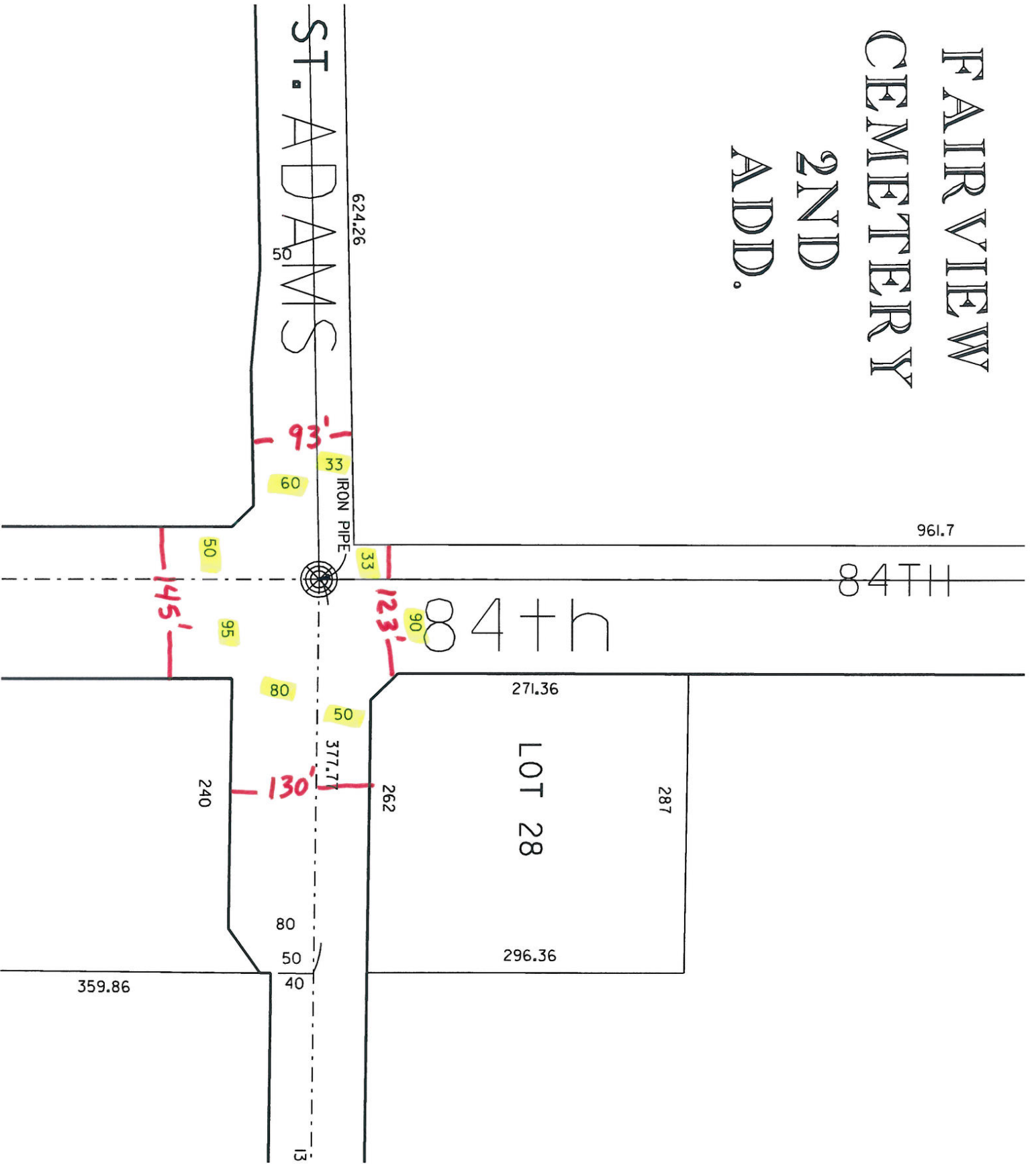
- 84th and Adams.pdf



- SW cor 70th and Adams.pdf



FAIRVIEW
CEMETERY
2ND
ADD.



ADAMS STREET

12' Turn Lane

New sidewalk

Approx new ROW??

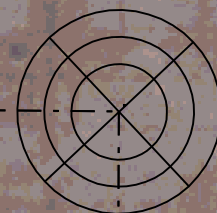
LOT 76

LOT 75

LOT 74

REM.
PORT.
LOT

70th STREET



90° 04' 51"

0065

**ADDENDUM
TO
DIRECTORS' AGENDA
MONDAY, DECEMBER 5, 2005**

I. MAYOR

1. NEWS RELEASE - RE: Construction Begins On First Stevens Creek Trunk Sewer Project -(See Release)
2. NEWS RELEASE - RE: Mayor Accepts Deed To Prairie Near Pioneers Park -(See Release)
3. NEWS RELEASE - RE: Long Range Transportation Plan Is Focus Of Open Houses - (See Release)
4. NEWS ADVISORY - RE: Mayor Seng's Public Schedule Week of December 3 through 9, 2005 - Schedule subject to change -(See Advisory)
5. NEWS RELEASE - RE: Public Invited To Pearl Harbor Remembrance Day Ceremony -(See Release)

II. CITY CLERK - NONE

III. CORRESPONDENCE

A. COUNCIL REQUESTS/CORRESPONDENCE - NONE

B. DIRECTORS AND DEPARTMENT HEADS

PLANNING

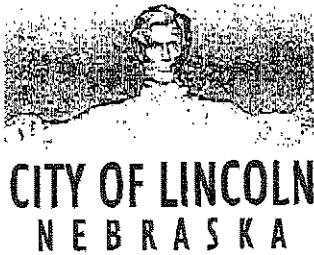
1. E-Mail Response from Greg Czaplewski to Patte Newman - RE: Prairie Home - (See E-Mail)

PUBLIC BUILDING COMMISSION

1. Letter from Larry Hudkins, Chairman, Lincoln Lancaster County Public Building Commission to Mayor Seng - RE: "K" Street Records Facility - (See Letter)

C. MISCELLANEOUS

1. E-Mail from Jo Bateman - RE: Opposed to Wal-Mart at 84th & Adams - (See E-Mail)
2. E-Mail from Citizen - RE: Wal-Mart - (See E-Mail)
3. E-Mail from Irma Sarata - RE: Vote against the Wal-Mart proposal -(See E-Mail)
4. Letter from Paul Horton - RE: Wal-Mart - (See Letter)
5. E-Mail from Marilyn Dorf - RE: No on 3rd Wal-Mart -(See E-Mail)
6. E-Mail from Beth Buck - RE: Wal-Mart Fiasco - (See E-Mail)
7. E-Mail from Catherine - RE: Wal-Mart -(See E-Mail)
8. E-Mail from Mary King - RE: Wal-Mart - (See E-Mail)
9. E-Mail from DeAnn White - RE: Wal-Mart Opposition -(See E-Mail)
10. E-Mail Letter from Michael Carlin, Friends of Wilderness Park - RE: In Support of the Floodplain Ordinance Amendments -Items 21-29 -(See E-Mail Letter)



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: December 1, 2005**FOR MORE INFORMATION:** Diane Gonzolas, Citizen Information Center, 441-7831
Karl Fredrickson, Public Works Director, 441-7548
Gary Brandt, Wastewater/Solid Waste, 441-7968

CONSTRUCTION BEGINS ON FIRST STEVENS CREEK TRUNK SEWER PROJECT

After decades of anticipation and discussion, Mayor Coleen J. Seng today broke ground for the Stevens Creek Sanitary Trunk Sewer System, a project that begins the development the 52-square mile Stevens Creek Basin. The area is about two-thirds the size of Lincoln and will provide the largest development opportunity in the City's history.

"This is a monumental day for the future of our community," said Mayor Seng. "This pipeline lays the foundation for the long-term growth and development in Stevens Creek. Opening Stevens Creek for development has been a goal of mine since my first day as a City Council member 18 years ago. The Stevens Creek ridge has long been a barrier to Lincoln's eastward growth. The area can not be developed until a new sanitary sewer trunk line is built. That all ends today as construction of this pipeline begins the process of building the sewer service into this vast new basin. Stevens Creek will be an important growth area for our City for many years to come. This pipeline will provide land development opportunities for housing, commercial and industrial projects for the next 50 years.

"This is the first project toward developing the I-80 corridor. The Stevens Creek area will eventually serve as Lincoln's front door from I-80 and the future East Beltway. This project will complement the proposed future East Beltway to be constructed near 127th Street to connect I-80 and Highway 2. I always have viewed the Stevens Creek Basin as the best long-term growth opportunity for Lincoln."

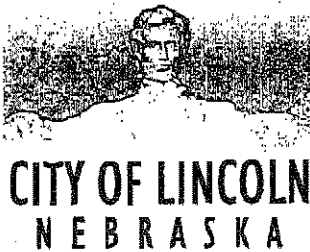
The first phase of the project will install about one mile of seven-foot, six-foot and five-foot diameter pipe from the Northeast Wastewater Treatment Facility on North 70th Street to near North 84th and Fletcher streets. Additional collector mains will be extended from the main trunk line to service future developments as they occur. Micro-tunneling technology will be used to install the sewer line under other utility lines, railroad tracks, Cornhusker Highway and North 84th Street. The tunneling will prevent traffic detours.

- more -

Stevens Creek
December 1, 2005
Page Two

The project is being funded through the Sanitary Sewer Revenue Fund. The design, right of way acquisition and construction costs for the first phase are about \$7.4 million. Revenue bonds were issued to finance the project. Phases two and three, estimated to cost about \$22.3 million, are identified in the current six-year Capital Improvement Program, which extends the pipeline to Holdrege Street.

The total trunk line project will be built in nine phases as development occurs. The project will be built from north to south and includes the burying of 15 miles of pipe at an estimated cost of about \$53 million.



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: December 1, 2005**FOR MORE INFORMATION:** Diane Gonzolas, Citizen Information Center, 441-7831

Lisa Munger, Lincoln Parks Foundation, 540-1338

Terry Genrich, Lincoln Parks and Recreation, 441-7939

MAYOR ACCEPTS DEED TO PRAIRIE NEAR PIONEERS PARK

Mayor Coleen J. Seng today accepted the deed to 230 acres of rare, native prairie land west of Pioneers Park from the Lincoln Parks Foundation. The presentation was made by Foundation President Clancy Woolman at today's meeting of the Mayor's Environmental Advisory Committee.

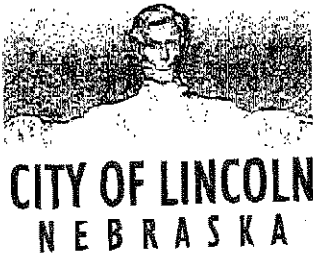
"The City is committed to preserving native prairie for the future families of our community," said Mayor Seng. "This is the last remaining native prairie adjacent to Pioneers Park, so it is a wonderful addition to one of Lincoln's favorite spots. This would not have been possible without the work of the Lincoln Parks Foundation, which enabled us to add this land to our parks system at a great savings for taxpayers."

In June 2005, the Lincoln Parks Foundation purchased the land for \$1.26 million. By working with the U.S. Department of Agriculture to secure a grassland reserve program easement, the Foundation was able to transfer the deed to the City for about \$182,500, saving taxpayers about \$1.08 million. Much of the City's cost will be funded through donations and grants.

The land was owned by the Martin family, and the Mayor thanked family members for their cooperation on park enhancement. In 1997, the City acquired 157 acres west of Pioneers Park from David and Bonnie Martin. In 1999, the City acquire another 80 acres from the Martin estate. The new 230 acres were acquired from the Martin's children - David C. Martin, Sony Lowery and Carole James

"These 230 acres of land were a very important addition to the park," Woolman said. "We are thrilled that the Lincoln Parks Foundation was able to partner with the City of Lincoln, the Friends of the Pioneers Park Nature Center, the Nebraska Environmental Trust, donors to the Lincoln Cares Program, Lancaster County and the Lower Platte South Natural Resources District to see this native land preserved for future generations to enjoy."

The Lincoln Parks Foundation was founded in 1993 to enhance the City Parks and Recreation Department by securing, managing and allocating private funding. The mission of the Foundation is to provide funding "over and above" that provided by City tax dollars. The Foundation recently spearheaded the effort to raise \$1.7 million to renovate, restore and preserve the Sunken Gardens. The Foundation currently is working with community partners to raise funds to renovate the Antelope Park Rose Garden and the historic Sherman Field baseball park.



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

PUBLIC WORKS AND UTILITIES DEPARTMENT

Engineering Services, 531 Westgate Blvd., Lincoln, NE 68528, 441-7711, fax 441-6576

FOR IMMEDIATE RELEASE: December 2, 2005

FOR MORE INFORMATION: Randy Hoskins, Traffic Engineer, 441-7711
David Cary, Transportation Planner, 441-6364

LONG RANGE TRANSPORTATION PLAN IS FOCUS OF OPEN HOUSES

A series of public open houses is planned this month to gather opinions on the City's future transportation needs through the year 2030. The open house meetings are the first step in updating the City's new Long Range Transportation Plan (LRTP).

"Transportation is an important quality of life issue," said City Traffic Engineer Randy Hoskins. "Our transportation system has a huge impact on the business community, public safety services and neighborhoods. As Lincoln grows and changes, we must take steps to make sure the transportation system is meeting the community's growing and changing needs."

The open houses are scheduled for:

- Tuesday, December 6, 5 to 6:30 p.m., Mickle Middle School, 2500 North 67th Street (multipurpose room)
- Wednesday, December 7, 5 to 6:30 p.m., Lakeview Elementary School, 300 Capitol Beach Boulevard (multipurpose room)
- Thursday, December 8, 5 to 6:30 p.m., Humann Elementary School, 6720 Rockwood Lane (multipurpose room)
- Tuesday, December 13, 11:30 a.m. to 1 p.m., Downtown ActivAge Center, 1005 "O" Street (second floor)
- Wednesday, December 14, 5 to 6:30 p.m., Malone Center, 2032 "U" Street (gym)
- Thursday, December 15, 5 to 6:30 p.m., Scott Middle School, 2200 Pine Lake Road (multipurpose room)

The LRTP is a major component of the Lincoln-Lancaster County Comprehensive Plan, which was adopted in May 2002. Federal regulations require the City to update its LRTP every five years. As part of the Comprehensive Plan, the City-County Planning Commission has given preliminary approval to the City's "future service limit," which shows the areas where utility services and future growth will occur in Lincoln through the year 2030.

By 2030, the City of Lincoln is projected to see an additional 500,000 trips on streets every day. Based on a 1.5 percent annual growth rate, the population of the City of Lincoln is projected to increase to 353,000, an increase of 127,000 people.

- more -

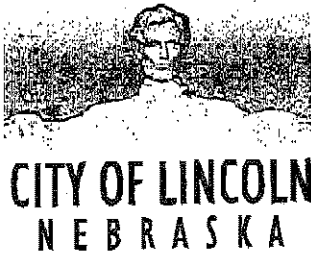
LRTP Open Houses
December 2, 2005
Page Two

At the open houses, the public will have the opportunity to comment on the major transportation topics in the Comprehensive Plan: pedestrian facilities; bicycle facilities; public transit; roads and streets; intelligent transportation systems; maintenance; railroads; airports; and goods and freight.

City officials hope those attending will comment specifically on long-term changes they would like to see to bus routes, streets, sidewalks, trails and railroad overpasses. Participants also will be asked to comment on how best to pay for future transportation improvements and changes.

Information gathered from the open houses will be used to develop recommendations to forward to the Planning Commission and to draft the final document. The updates of the Comprehensive Plan and the LRTP are expected to be completed by the end of 2006.

Those needing translation assistance at an open house can contact Transportation Planner David Cary at 441-6364 at least 48 hours before the meeting. For more information on the Comprehensive Plan and the LRTP, see the City-County Web site at lincoln.ne.gov (click on Planning Department) or call Hoskins at 441-7711.



NEWS ADVISORY

MAYOR COLEEN J. SENG

lincoln.ne.gov

Date: December 2, 2005

Contact: Diane Gonzolas, Citizen Information Center, 441-7831

Mayor Seng's Public Schedule Week of December 3 through 9, 2005 *Schedule subject to change*

Saturday, December 3

- Lincoln Area Agency on Aging's Polar Bear Picnic, remarks - 8:30 a.m., Embassy Suites, 1040 "P" Street
- Star City Holiday Parade, photo with "Executive Clowns" - 10:20 a.m., Cornhusker Marriott lobby, 333 South 13th Street
- Star City Holiday Parade, carriage ride with former Mayors Wesely, Boosalis and Harris - 11 a.m., downtown
- Star City Holiday Parade, awards presentation - following the parade, Cornhusker Marriott Ballroom, 333 South 13th Street

Monday, December 5

- "Grand Lodge at the Preserve" retirement community groundbreaking for phase two, remarks - 2 p.m., 4400 South 80th Street
- Holiday Ball for junior and senior high students, remarks - 7 p.m., Auld Recreation Center, Antelope Park, 3140 Sumner

Tuesday, December 6

- Clinton Neighborhood Association Annual Meeting - 6 p.m., Grace United Methodist Church, 27th and "R" streets

Wednesday, December 7

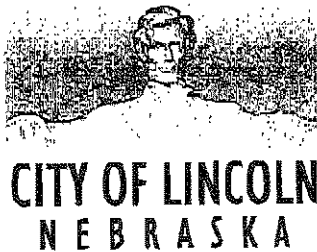
- Slumberland "Homes for the Holidays" breakfast benefit for Peoples City Mission - 8:15 a.m., 5240 North 27th Street

Thursday, December 8

- Human Rights Commissioner, presentation of certificates to outgoing board members - 4 p.m., Council Chambers, 555 South 10th Street
- Mayor's Neighborhood Roundtable - 4:30 p.m., County City Building, Room 113, 555 South 10th Street

Friday, December 9

- HDR Holiday Luncheon - noon, Cornhusker Marriott Hotel, 333 South 13th Street
- Tour of Antelope Valley Project with Senator Ben Nelson - 1:30 p.m., route to be announced
- News conference with Senator Ben Nelson - 2:30 p.m., Mayor's Conference Room, 555 South 10th Street
- Holiday Lighting at the Sunken Gardens - 5:30 p.m., 27th Street and Capitol Parkway



NEWS RELEASE

MAYOR COLEEN J. SENG

lincoln.ne.gov

OFFICE OF THE MAYOR

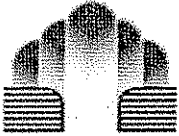
555 South 10th Street, Lincoln, NE 68508, 441-7511, fax 441-7120

FOR IMMEDIATE RELEASE: December 2, 2005**FOR MORE INFORMATION:** Diane Gonzolas, Citizen Information Center, 441-7831
Keith Fickenscher, Veterans Memorial Garden, 486-8570**PUBLIC INVITED TO**
PEARL HARBOR REMEMBRANCE DAY CEREMONY

The Mayor's Advisory Committee for the Veterans Memorial Garden invites the public to a Pearl Harbor Remembrance Day ceremony at the Garden in Antelope Park on Wednesday, December 7. The event will begin at 11:55 a.m. to coincide with the time of the Pearl Harbor attack on December 7, 1941.

The program will include remarks from Keith Fickenscher, President of the Advisory Committee and President of Tabitha Health Care Services. Lumir Vajgrt will play "Taps," and Gerry Harris, Chaplain of American Legion Post #3, will give the invocation and benediction. The Nebraska Liberty Bell, which was recently added to Antelope Park, also will be rung. The shelter near the Garden will be open for refreshments before and after the ceremony. In case of inclement weather, the ceremony will be moved to the shelter.

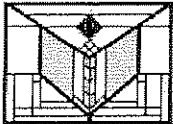
The public is invited to visit the 18 monuments in the Garden, where flags will be flying to honor all veterans.



Jean L Walker/Notes
12/02/2005 01:18 PM

To Jean L Walker/Notes,
cc
bcc
Subject Fw: Prairie Home

Gregory S Czaplewski/Notes



Gregory S Czaplewski/Notes
12/02/2005 10:30 AM

To "Patte Newman" <newman2003@neb.rr.com>
cc Marvin S Krout/Notes@Notes, Ray F Hill/Notes@Notes,
Stephen S Henrichsen/Notes@Notes
Subject Re: Prairie Home

Patte, there are no density bonuses in the municipal code or design standards for commercial development. The standard we used is found in the Comprehensive Plan, "Incentive Criteria," found on page F 48. The Plan identifies these as a guide until they are codified into the zoning ordinance.

Within the Neighborhood Center discussion relating to Floor Area Incentive, these criteria can be used to allow the development of 2 Neighborhood Centers, each with 200,000 sf, within one square mile. (page F 47) As pointed out in the staff report, we also have allowed the use of these criteria to increase the size of a single neighborhood center within a square mile to 300,000 sf. The reason is that the Plan identifies new Neighborhood Centers as ranging from 150,000 sf to 250,000 sf, while older ones range from 50,000 sf to 300,000 sf. The next category, Community Centers, ranges from 300,000 sf to 500,000 sf. Using the incentive criteria for new Neighborhood Centers is consistent with the size range of older ones, and closes the gap between new Neighborhood Centers and Community Centers.

I hope this helps. Please let me know if I can do anything else for you.

Greg Czaplewski, Planner

Lincoln/Lancaster County Planning Dept.
555 South 10th Street, Suite 213
Lincoln, NE 68508
p: 402.441.7620
f: 402.441.6377
e: gczaplewski@lincoln.ne.gov
w: www.lincoln.ne.gov (keyword: plan)

"Patte Newman" <newman2003@neb.rr.com>



"Patte Newman"
<newman2003@neb.rr.com>
12/01/2005 02:47 PM

To <gczaplewski@lincoln.ne.gov>
cc
Subject Prairie Home

Planning - 1

Greg

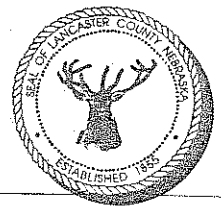
Someone has asked me where in the Municipal Code to find a list of how a developer receives density bonuses. It is in relation to increasing the commercial on the NE side of 84th & Adams to 300,000 instead of the 250,000. I tried to find it and can't. Can you tell me what title and number it would be?

Thanks.

Patte Newman



PUBLIC BUILDING COMMISSION
COUNTY-CITY PROPERTY MANAGEMENT



Don Killeen, Building Commission Administrator
920 "O" Street, Suite 203, Lincoln, NE 68508

402-441-7355
402-441-7386
FAX: 402-441-8101

November 23, 2005

Mayor Seng
City of Lincoln
555 South 10th Street
Lincoln, Nebraska 68508

RECEIVED

DEC 02 2005

CITY COUNCIL
OFFICE

Dear Mayor Seng,

The Lincoln Lancaster County Public Building Commission at its November 8, 2005 meeting passed a motion requesting that the City of Lincoln provide a written verification that the city of Lincoln will reimburse the Public Building Commission and/or its tenants or vendors in the "K Street Records Facility" for any costs incurred for studies or other expenses related to the proposed sale of the "K Street Records Facility". The members of the Commission felt in fairness to all parties involved a clear acknowledgment for reimbursement of expenses should be set forth at the beginning of the process.

If you should have any questions, please contact me.

Sincerely,

Larry Hudkins
Chairman, Lincoln Lancaster County Public Building Commission

cc: Public Building Commission
County Commissioners
County Attorney
City Council Members
City Attorney

Commission Members

Larry Hudkins Jonathan Cook Bob Workman Jon Camp Linda Wilson

Tammy J Grammer/Notes
12/02/2005 08:53 AM

To JoBateman8@aol.com
cc
bcc
Subject Re: Walmart

Dear Jo Bateman: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 South 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

JoBateman8@aol.com



JoBateman8@aol.com
12/01/2005 09:38 PM

To council@lincoln.ne.gov
cc
Subject Walmart

Please vote against further Walmart development in our city, and specifically at 84th and Adams. The negative impact of Walmart on our city and state economy is devastating. We need to focus on attracting businesses that employ their staff fulltime with full benefits, rather than encouraging them to sign up for government programs. Our state has many other viable uses for the funds that would be needed to subsidize the incomes of Walmart employees who do not earn enough to support their families.

Jo Bateman

Tammy J Grammer/Notes
12/02/2005 08:54 AM

To "kavan@alltel.net" <ak94823@alltel.net>
cc council@lincoln.ne.gov
bcc
Subject Re: WALMART

Dear Citizen: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 South 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

"kavan@alltel.net" <ak94823@alltel.net>



"kavan@alltel.net"
<ak94823@alltel.net>
12/01/2005 09:52 PM

To <council@lincoln.ne.gov>
cc
Subject WALMART

PEOPLE VOTE WITH THEIR FEET. THERE IS A LOT OF FOOT TRAFFIC GOING TO THE WALMART STORES. A VOTE FOR THE N.E. WALMART IS A VOTE FOR THE PEOPLE.

Tammy J Grammer/Notes
12/02/2005 10:15 AM

To Irma Sarata <ips@NebrWesleyan.edu>
cc
bcc

Subject Re: Vote against the Wal-Mart proposal, please

Dear Irma Sarata: Your message has been received in the Council Office and will be forwarded to the Council Members. Thank you for your input on this issue.

Tammy J. Grammer
City Council Office
555 South 10th Street
Lincoln, NE 68508
Phone: 402-441-6867
Fax: 402-441-6533
e-mail: tgrammer@lincoln.ne.gov

Irma Sarata <ips@NebrWesleyan.edu>



Irma Sarata
<ips@NebrWesleyan.edu>
12/02/2005 09:47 AM

To council@lincoln.ne.gov
cc

Subject Vote against the Wal-Mart proposal, please

Dear Council members,

I urge you all to vote against the proposed Wal-Mart near 84th and Adams. It is obvious to me that Lincoln does not need a third Wal-Mart. I can't see why it isn't obvious to you all.

I live on the edge of Lincoln to the Southwest and fear that if you let Wal-Mart have their way this time, they will keep building...one to the southwest and another to the northwest.

Please consider how greedy and unprincipled the Wal-Mart corporation really is. Having factory sweatshops in China, using basically slave labor, is not something that I feel our City should agree or approve. Let the rest of the Lincoln businesses survive and thrive.

Thanks for you time,

Irma Sarata

KS

RECEIVED

DEC 02 2005

CITY COUNCIL
OFFICE

November 30, 2005

Ken Svoboda
Lincoln City Council At Large
City Council Office
555 S. 10th St.
Lincoln NE 68508

Dear Ken:

Lincoln suffers from serious traffic flow problems, not the least of which is the lack of good arterials for many of us crossing town or making frequent trips to Omaha.

Eighty-fourth Street has been the only through route with I-80 access on the east side of Lincoln not hobbled by traffic lights every few blocks. My first concern with the WalMart proposal on north 84th is that the area will become plugged with additional traffic lights and yet another arterial will lose it's ability to effectively move traffic. If this development is approved, I hope you and the other Council members will be mindful of the need for good routes into, out of and through the city.

My second concern is that a third WalMart might be joining the other two in parasitizing Lincoln. They bring instant blight wherever they go.

Thanks for your consideration of these concerns.

Sincerely,



Paul Horton
2521 Cheshire S.
Lincoln NE 68512



"Marilyn Dorf"
<cricketink@earthlink.net>
12/02/2005 10:08 AM

To <council@lincoln.ne.gov>
cc
bcc
Subject 3rd Wal-Mart

Please vote NO on bringing a third Wal-Mart to Lincoln.

Marilyn Dorf



"Beth Buck"
<bbuck@allamericanins.com>

12/02/2005 02:21 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject Walmart Fiasco

I would like to respond to all the "headache" surrounding the walmart on 84th & Adams. How many times do we have to say "NO" before they will go away.

I have not gone to a walmart since this all started. I probably will not go to one now. I do not believe that Lincoln can justify another walmart. I would hope Lincoln could be a city where people have diversity and compassion for the small business owner. Once walmart knocks out the small business, their prices will go up. Have you every compared prices? Try it, you might be surprised. Also, the walmarts do not keep their stores clean. They seem to be junky. Try the Targets and Shopko's -- they are so much cleaner. Shopping in a clean environment, makes shopping so much nicer.

The traffic on 84th Street is bad now and will only get worse. Besides the school "Faith Lutheran" over there, all those little kids with the traffic. Would you all be willing to let your young children or grand children be subjected to that traffic? My only thought would be to have stop lights at every intersection to slow down the traffic. Is that feasible?? The small towns surrounding Lincoln would probably love another walmart, but do they pay taxes for the streets, etc. Don't think so!!!

Do you honestly believe that it will help the economy? What is the stability of long-term employment at walmart? I honestly believe that the value of the homes out there will only go down. I wouldn't want to live out there.

Beth Buck

8331 Russwood Ct

Lincoln, NE 68505



"Richard Starr"
<RStarr2@neb.rr.com>

12/02/2005 08:11 PM

To <council@lincoln.ne.gov>

cc

bcc

Subject Walmart

I must admit I haven't studied this issue much. I don't know how a walmart on north 84th would affect traffice etc. But I do like shopping at Walmart because of their lower prices. I live in NE lincoln and my husband and I would love to have a Walmart on our side of town.

Best Wishes,
Catherine



Mary King
<mking6@neb.rr.com>
12/02/2005 08:44 PM

To council@lincoln.ne.gov
cc
bcc
Subject Walmrat

Come on , folks,

The negative vote on Walmart is a "no brainer" What is the vision from which your view of America emerges??? Is it a group [of folks cooperating or a cabal of folks seeking to 'get ahead' and make money off of the rest??? Think, think, think....and thanks,

Mary King



<kirtdeann@alltel.net>

12/02/2005 11:51 PM

To <council@lincoln.ne.gov>

cc <mayor@lincoln.ne.gov>

bcc

Subject Walmart Opposition

I live in the Northern Lights subdivision in northeast Lincoln. I oppose Walmart's development plan near 84th and Adams, and urge you to vote NO on it. My personal opinion is that a grocery store in that area would be wonderful - something like a Russ's, HyVee or Super Saver - but a Walmart is just not what this area needs. And everyone in the neighborhood who I've talked to feels the same way.

I've also read through many of the minutes/notes and letters on the City Council's website and have two observations:

First, some of the minutes/notes almost make this sound like a done deal. I understand a great deal of research and discussion must take place in order to make a decision. But phrases like 'when Walmart moves in' are certainly presumptuous and premature.

Second - and more importantly - is the majority of your constituents are saying they don't want a Walmart in this area! The only driving factor supporting a Walmart which I've been able to glean is: the developer will pay for some infrastructure improvements that may save the city (i.e. taxpayers) some money in the future. But the people voicing opposition cite many reasons for their dissent - from negative economic impact, to Walmart's poor corporate citizenship, to traffic problems, to increasing crime issues, just to name the bigger ones. It's not as easy to put a price tag on these, but I believe they are cumulatively far more costly than what might be saved by allowing Walmart to build.

So, while I'm personally urging you to say NO to Walmart, I'm also urging you to listen to all of your other constituents who voted for you so their voices would be heard. They raise very valid concerns that cannot be planned away.

DeAnn White



"Mike Carlin"
<mcarlin@neb.rr.com>
12/03/2005 11:13 AM

To <council@lincoln.ne.gov>
cc <mayor@lincoln.ne.gov>, <mkrou@lincoln.ne.gov>,
<kfredrickson@lincoln.ne.gov>, <ntooze@lincoln.ne.gov>,
<commish@lancaster.ne.gov>
bcc
Subject LETTER TO CITY COUNCIL FOR DECEMBER 5TH
MEETING

Please ensure that the members of the City Council have an opportunity to read this letter before their meeting the afternoon of December 5th. The letter pertains to the floodplain ordinance amendments, items 21-29, that are on their agenda.

Thank You, Mike Carlin



- CC Ltr 12.3.05.doc

December 3, 2005

City of Lincoln City Council
555 S 10th St, Room 111
Lincoln, NE 68508

Members of the City Council,

This letter is regarding the flood plain ordinance amendments that will be presented to you for first reading on December 5 and for public hearing on December 12. They are listed as items 21-29 (05-175, 05-177, 05-176, 05-178, 05R-282, 05R-283, 05R-284 and 05R-285) on your December 5 agenda.

I strongly support these ordinances and encourage you to approve them as submitted without further amendment. These ordinances represent the culmination of four years of hard work by staff and members of the community. The Mayor's Floodplain Task Force was formed in 2001 and completed their work in the fall of 2002. All stakeholder groups were represented on the Task Force, including landowners in the floodplain and members of the development community. The members of the Task Force dedicated a great deal of their time and energy to achieve a balanced compromise and are to be applauded for their hard work and dedication to their community.

The amendments are worded to allow the use of the "best technical information available" to define the Southeast Upper Salt Creek, Beal Slough, Cardwell Branch and Stevens Creek 100-year floodprone areas **now** instead of waiting several years for FEMA maps to catch up. Opponents want to stall until the FEMA maps catch up because that will allow them to continue to develop areas not currently classified as floodprone by FEMA but that the more current "best technical information available" has identified as floodprone. Since FEMA will also use the "best technical information available", it is anticipated that the updated FEMA maps will closely mirror the floodprone areas as defined in the amendments. There is no reason to stall any longer or to allow continued development in those areas.

Now, landowners and developers who did not commit their time to the Task Force and who are only concerned with their personal interests will undoubtedly attempt to talk you into diluting the amendments. To allow them to succeed would be a slap in the face to every member of the Task Force and would not only endanger the citizens of Lincoln, it would make it very difficult to convince citizens to commit themselves to service on future task forces or committees if you disregard the recommendations of this Task Force.

Stand firm. The compromise has been achieved; do not allow it to be weakened.

Sincerely,

Michael Carlin, Friends of Wilderness Park
2700 West Paddock Road

Lincoln, NE 68523
402-420-9092; MCarlin@neb.rr.com

CC: Coleen Seng, Mayor, City of Lincoln
Lancaster County Board of Commissioners
Karl Fredrickson, Director, Public Works & Utilities
Nicole Fleck-Tooze, Special Projects Administrator, Watershed Management
Marvin Krout, Director, City/County Planning Department